



31 Torrs Road, Harrogate, North Yorkshire, HG1 4TB

£265,000

Offers In The Region Of

31 Torrs Road, Harrogate, North Yorkshire, HG1 4TB

An attractive and beautifully presented three-bedroom town house situated in this popular and highly convenient location close to the famous Harrogate Stray, with off-road parking.

This excellent property offers spacious accommodation arranged over three floors, with two reception rooms, a modern fitted kitchen and utility on the ground floor, plus three double bedrooms and bathroom on the upper floors. Externally, there is an attractive lawned garden plus a further additional garden area, where there is space for off-road parking.

The property is situated in a convenient location well served by local shops, close to Harrogate District Hospital and just a short walk from Harrogate town centre via the Stray.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

With a bay window to front an attractive fireplace with wood burning stove.

DINING ROOM

A further good-sized reception room with window to rear.

KITCHEN

A modern fitted kitchen with electric hob and oven. Space and plumbing for a dishwasher. Window to side.



UTILITY AREA

With worktop and plumbing for washing machine and space for a fridge / freezer. Skylight window and window and glazed door overlooking the garden.

FIRST FLOOR

BEDROOM 2

A large double bedroom with fitted wardrobes and window to front.

BEDROOM 3

A further good side bedroom with window to rear.

BATHROOM

A white suite with WC, washbasin, and bath with shower above. Windows to rear.

SECOND FLOOR

BEDROOM 1

A large double bedroom with skylight window and fitted wardrobes.

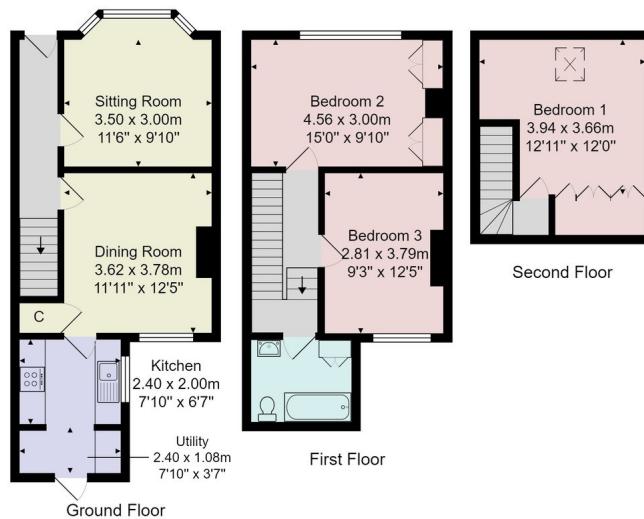
OUTSIDE

To the rear of the property there is an attractive lawned garden with planted borders and gravelled area. Beyond the rear garden there is a further additional garden area where there is space for off-road parking and a shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 95.6 m² ... 1029 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	83
(81-91)	B	70
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		