



## 28 College Road, Harrogate

£395,000 Freehold

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A beautifully presented and deceptively spacious four-bedroom town house arranged over three levels, offering generous and flexible living space together with a west-facing rear garden, all set within the sought-after Harlow Hill area of Harrogate.

External - To the front, the property stands behind a low stone wall with steps leading to the entrance and a small forecourt garden that enhances its attractive kerb appeal.

To the rear is an enclosed west-facing courtyard garden — a private and low-maintenance space ideal for sitting out and enjoying afternoon and evening sunshine. Paved seating areas, planted borders and a useful timber garden shed complete this pleasant outdoor setting.

Location - College Road is a highly regarded residential street within the sought-after Harlow Hill area of Harrogate, conveniently positioned close to local amenities, well-regarded schools and excellent transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### Accommodation

The ground floor opens into an elegant sitting room, a welcoming space centred around a charming period fireplace with tiled inset and painted surround. High ceilings with decorative cornicing and a large front-facing window create a lovely sense of light and character, making this an ideal room in which to relax.

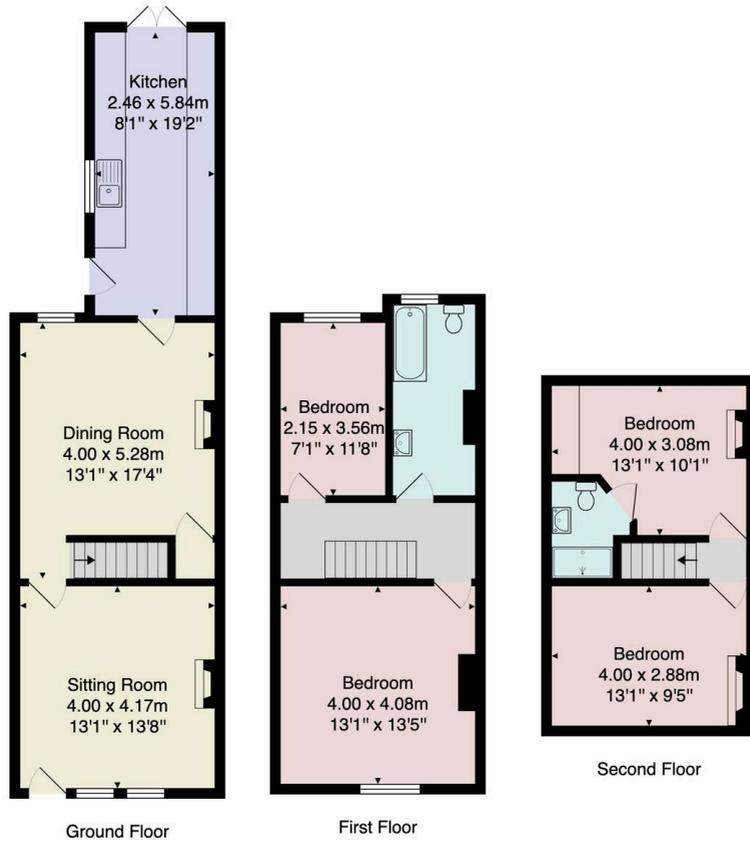
To the rear, the dining room provides an excellent space for both everyday family meals and entertaining, with a decorative fireplace and warm wood flooring adding to its appeal. An opening leads seamlessly through to the kitchen, creating a natural flow across the ground floor.

The kitchen is stylish and well appointed, fitted with modern cream units complemented by solid wood worktops and attractive tiled splashbacks. A range-style cooker forms a focal point, and a glazed door opens directly onto the rear garden — perfect for summer dining and easy indoor-outdoor living.

To the first floor are two generous double bedrooms, both light and comfortable rooms with ample space for bedroom furniture. The house bathroom is finished in a clean, contemporary style, featuring a modern white suite with bath and shower over, vanity wash basin and WC.

The second floor provides two further double bedrooms, both enjoying excellent natural light from skylight windows and offering flexible accommodation for family members, guests or those working from home. The green bedroom benefits from fitted storage and a modern en-suite shower room with contemporary fittings.





Total Area: 120.0 m<sup>2</sup> ... 1292 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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