



36 College Road, Harrogate

£389,950



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#DARINGTOBEDIFFERENT



A beautifully presented three/four-bedroom stone-fronted town house, situated in his popular location, well served by amenities and close to popular local schooling.

This attractive property offers generous accommodation arranged over three floors and presents an excellent opportunity for buyers seeking a stylish, turnkey home.

Externally, the property benefits from a private, south-west facing rear courtyard garden, providing a pleasant outdoor space for relaxing or al fresco dining.

Situated in a highly sought-after residential area, the property is within easy walking distance of a range of local shops and amenities, as well as the popular Valley Gardens and surrounding open countryside. It also falls within the catchment area for highly regarded primary and secondary schools, including Harrogate Grammar School, and is just a short walk from Harrogate town centre.

Council Tax band: D

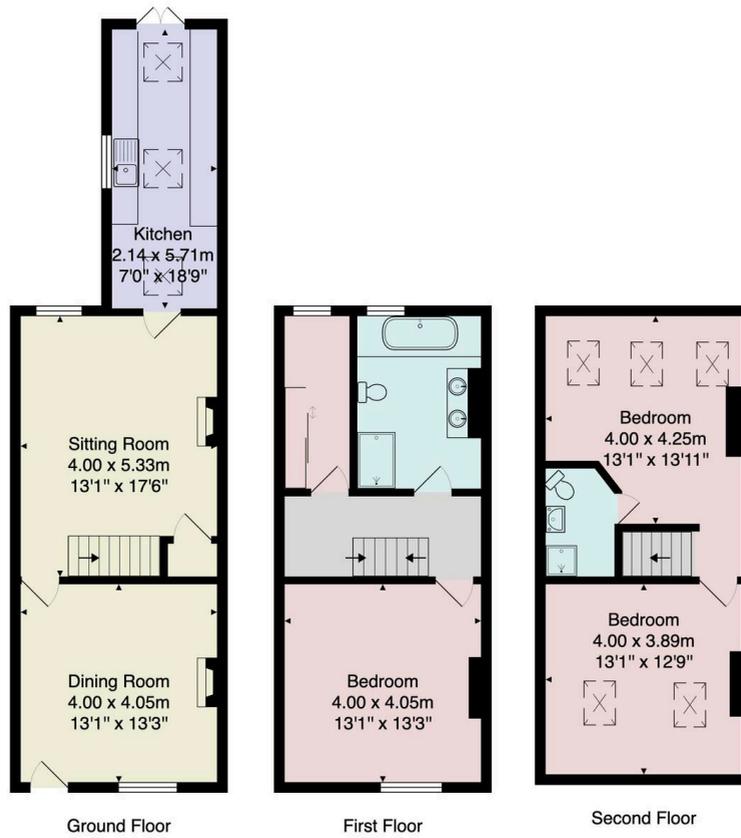
Tenure: Freehold

EPC Energy Efficiency Rating: E



The ground floor features a welcoming sitting room, a separate dining room ideal for entertaining, and a well-appointed kitchen with underfloor heating. To the upper floors there are three well-proportioned double bedrooms, en-suite, along with a further single bedroom currently utilised as a dressing room, and a family bathroom.





Total Area: 126.4 m² ... 1361 ft²

All measurements are approximate and for display purposes only.

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