



91a Skipton Road, Harrogate

£300,000



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A beautifully presented four-bedroom townhouse arranged over three floors and ideally located within easy walking distance of Harrogate town centre and the famous Stray. The property combines modern living with period charm and offers spacious and flexible accommodation, making it an ideal home for families or those seeking a stylish property close to the heart of the town. Situated close to the excellent shops and amenities along Kings Road, the property enjoys a highly convenient location while still offering a private rear garden and generous internal space. The house is offered for sale with no onward chain.

OUTSIDE To the rear of the property there is a private garden with attractive flagstone paving providing an excellent outdoor sitting and entertaining area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

The ground floor has been thoughtfully arranged to provide an impressive open-plan living space with a natural flow between the kitchen, dining and sitting areas. The modern fitted kitchen has been finished to a high standard with contemporary units and worktops and provides direct access to the rear garden. The adjoining reception space offers a comfortable sitting and dining area, creating a versatile and sociable environment ideal for everyday living and entertaining.

LOWER GROUND FLOOR

Stairs lead down to a large basement level comprising four separate rooms which currently provide excellent storage space but offer significant potential for conversion to further accommodation, subject to the necessary permissions.

FIRST FLOOR

On the first floor there is a generous principal bedroom with modern en-suite shower room. There is also a stylish family bathroom fitted with a freestanding bath and walk-in shower together with a second bedroom which could also be used as a home office if required.

SECOND FLOOR

The second floor provides two further double bedrooms together with a dedicated dressing room, offering excellent additional space for family living.





Total Area: 199.5 m² ... 2147 ft²
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