

SOLO
the modern estate agent

Eastville Terrace, Harrogate HG1 3HJ

Character, space and convenience on the edge of Harrogate

PRICE: £279,950

TENURE

Freehold

COUNCIL TAX BAND

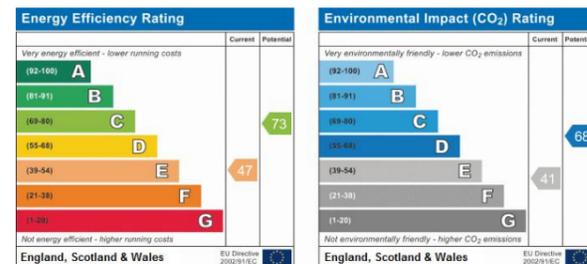
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SERVICES

Services and/or appliances have not been tested and no guarantee of condition is given or implied.

VIEWING ARRANGEMENTS

Viewings by appointment only... please call SOLO to arrange a viewing for this property.



Agents Note: The vendor has advised us that the information contained within these particulars is correct to the best of their knowledge. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.



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THE PROPERTY COMPRISES

An impressive hallway leads to the two linked reception rooms where the open-plan layout could suit a range of living styles. The kitchen is fitted with a range of units together with sink unit, gas hob and electric oven. On the first floor, the master bedroom continues the theme of impressive proportions and enjoys a pleasant aspect towards fields. There is a useful additional room, ideal for a study, office or, as it is currently used, a nursery bedroom. The bathroom completes this floor with a white suite and separate shower. The second floor offers two more good size bedrooms.



The lower ground floor features a pleasantly appointed garden room with access straight out onto the garden,

OUTSIDE

There is a small forecourt garden to the front and a smartly paved and enclosed courtyard immediately to the rear of the house with outside tap. Across the service lane at the rear, you'll find a sizeable off-street parking area which leads to a most unexpected but welcome private garden with lawn and patio sitting area.



WELCOME

This most attractive and appealing family home is the epitome of the late Victorian and Edwardian housing boom in Harrogate, proudly displaying the thoughtfully considered proportions and design details from the period. Unlike similar houses in more built up areas, Eastville Terrace stands proudly on Ripon Road on the northern edge of Harrogate and still benefits from being close to open countryside and some delightful aspects.

Having enjoyed the property and carried out a number of improvements, including fitting double glazing in the style of the original windows and a new central heating boiler, the owners are now ready for their next move. The successful buyers will have a lovely spacious house to enjoy, the proportions and layout allowing for great versatility and various living options. There is also the exciting opportunity for further improvement or extending, subject to the usual planning consents, either to the rear or utilising the considerable potential of the lower ground floor.

LOCATION

The property is ideally situated in a popular residential area on the northern edge of Harrogate, served by an excellent road network and an excellent bus service with regular links to the town centre, Ripon and Leeds. Families are well catered for with a choice of schools for all ages together with first class sporting and leisure facilities. The town centre is within easy reach and offers many options for shopping and dining with department stores, fashionable boutiques and quality restaurants situated close to the famous 200 acre Stray.

