



44 College Road, Harrogate, North Yorkshire, HG2 0AQ

£285,000

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A spacious three-bedroomed semi-detached family house with landscaped southwest-facing garden to the rear, TWO LARGE GARAGES and drive, plus carport.

This excellent property is offered with gas-fired central heating and double glazing and comprises lounge with bay window, kitchen and dining room. The first floor has been reconfigured to reveal three good-sized bedrooms and house bathroom.

Situated in a popular and highly convenient residential district of Harrogate, well served by local shops and services. Harrogate town centre is approximately only one mile distant and the property is also close to well-regarded primary and secondary schools.





GROUND FLOOR

Glazed entrance door to side leads to -

ENTRANCE HALL

Central heating radiator and stairs leading to the first floor.

LOUNGE

Bay window to front, central heating radiator and feature fireplace with inset gas fire and granite hearth.

DINING ROOM

Double doors to rear lead to enclosed garden. Central heating radiator and under-stairs cupboard.

KITCHEN

With a range of wall and base units and work surfaces having inset sink and drainer and tiled splashback. Electric oven with four-ring gas hob above. Plumbing and space for washing machine and space for fridge. Double-glazed windows to rear and side.



FIRST FLOOR

LANDING

Pull-down ladder leading to boarded loft space with Velux window. Airing cupboard and central heating radiator.

BEDROOM 1

A large bedroom with bay window to front, and further double-glazed window to side.

BEDROOM 2

A double bedroom with double-glazed window to rear and central heating radiator.

BEDROOM 3

Double-glazed window to rear and central heating radiator.



BATHROOM

With panelled bath having shower above, low-flush WC and pedestal washbasin. Floor-to-ceiling tiling and tiled floor. Double-glazed window to side, central heating radiator and extractor fan.



OUTSIDE

Landscaped garden to front. Driveway to side, plus car port, providing ample parking leads to a carport and **LARGE SINGLE GARAGE** with up-and-over door, power and light. There is a further **LARGE GARAGE** with separate access, having power and light and double doors. To the rear there is a good-sized, enclosed southwest-facing lawned garden with paved sitting area, fence and hedge boundary.

Tenure - Freehold



Total Area: 92.3 m² ... 993 ft²

All measurements are approximate and for display purposes only.

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