



**31 HARLOW MANOR PARK
HARROGATE**

£565,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely rare opportunity to purchase this stone built, detached property situated in a private location at the head of this quiet cul-de-sac, located just off cold Bath Road, extremely close to the Harrogate Grammar School and the Cold Bath Road shopping parades, with Harrogate town centre a short distance away.

- 3 BEDROOMS**
- 3 RECEPTION ROOMS**
- 1 BATHROOM**
- COUNCIL TAX: E**
- ENERGY RATING: TBC**
- TENURE: FREEHOLD**

The property is meticulously maintained throughout and offers easy living with the opportunity to extend above the garage - subject to the usual planning consents.

With the benefit of double glazing and central heating the accommodation comprises: Entrance vestibule with access to the garage, entrance hall with ground floor cloakroom, open plan living room, dining room with double glazed sliding doors to the garden room and recently fitted kitchen.

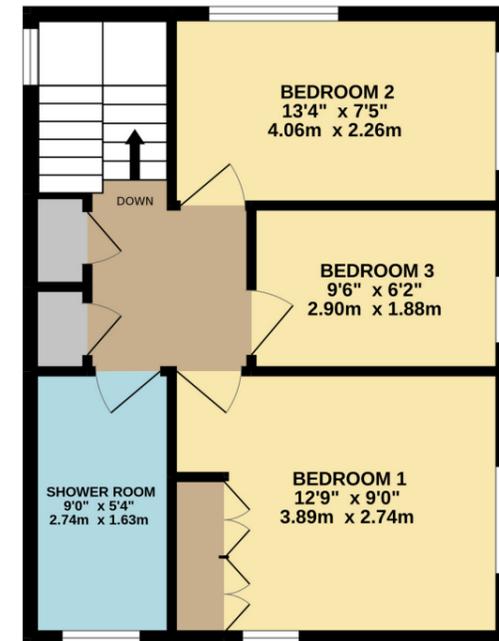
To the first floor there are three bedrooms and a recently fitted high quality shower room.



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

The property is approached via a private driveway shared with only two of the neighbouring properties leading to...

Garage 18'5" x 8'1"
with Utility Area 10'1" x 5'2"

To the rear of the property there is an enclosed, walled garden with timber garden shed and side pathway. There are meticulously maintained lawned gardens with flagged patio, boundary fencing, specimen plants and shrubbery with ornamental trees and a further gravelled, sunken garden area.

DIRECTIONS - HG2 0EG

From Harrogate take the Otley Road and at the traffic lights turn right into Cold Bath Road. Harlow Manor Park is then a turning on the left hand side



APPROXIMATE DISTANCES

Town Centre	1,100 metres
Railway Station	1,200 metres
Bus Route	150 metres
Airport	11.5 miles



INSIDE

GROUND FLOOR

Entrance Vestibule	7' x 4'6"
Entrance Hall	10'8" x 5'6"
Cloakroom with wc	5'6" x 4'
Open Plan Living/Dining Room	
Living Area	15'7" x 12'9"
Dining Area	8'2" x 7'7"
Garden Room	9'5" x 8'
Kitchen	10'7" x 7'8"





FIRST FLOOR

Landing	8'10" x 6'2"
Bedroom One	12'9" x 9'
Bedroom Two	13'4" x 7'5"
Bedroom Three	9'6" x 6'2"
Shower Room	9' x 5'4"

