







# Skipton Street, Harrogate, HG1 5JF

- NO ONWARD CHAIN
- Located off Kings Road
- Two reception rooms
- Modern fitted kitchen
- Detached garage with power and lighting
- Rare double-fronted end position
- Walking distance of Harrogate town centre
- Living room with log burner
- Ground floor WC
- Private courtyard

HUNTERS®
HERE TO GET *you* THERE

## Guide Price £285,000

# Skipton Street, Harrogate, HG1 5JF

## DESCRIPTION

A charming three-bedroom, double-fronted, stone-built end-terrace, enviably positioned just off Kings Road in Harrogate and within comfortable walking distance of the town centre.

This sought-after location offers an excellent balance of convenience and lifestyle, with a superb selection of independent boutiques, cafés, restaurants, supermarkets and everyday amenities all within easy reach.

The property retains a number of original features and offers well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hall, generous dual-aspect living room with stripped wooden flooring and a charming log burner, separate dining room, fitted kitchen and useful WC.

The modern kitchen is fitted with a range of wall and base units, coordinated work surfaces and integrated appliances including oven, hob, dishwasher, microwave and fridge/freezer, with space for a washing machine.

To the first floor are three good-sized bedrooms and a house bathroom. The generous dual-aspect master bedroom benefits from ceiling coving and inset spotlights, while bedrooms two and three provide flexible accommodation for family, guests or home working.

Externally, the property enjoys a low-maintenance front courtyard and a private, enclosed walled rear courtyard, providing an ideal space for outdoor dining, entertaining or relaxation.

A particular feature is the detached garage, which benefits from two windows, lighting, power and an up-and-over door, providing secure parking and excellent additional storage.

The rare double-fronted end-terrace position sets this property apart from many neighbouring homes. With its character, central location, three bedrooms, garage and no onward chain, this represents an excellent opportunity for buyers seeking a home close to the heart of Harrogate.




















Total floor area 117.1 sq.m. (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

HUNTERS®
HERE TO GET *you* THERE

**Viewings**

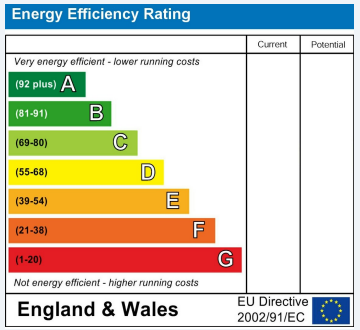
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE