



## Skipton Road, Harrogate, HG1 3HD

- Semi detached house
- Two reception rooms
- Generous living space
- Re-fitted Vailant combi boiler
- Sought after location
- Gardens to three sides of the house
- Close to a range of amenities
- Off road parking and garage
- Three first floor bedrooms
- Council Tax Band C

**£290,000**





# Skipton Road, Harrogate, HG1 3HD

## DESCRIPTION

A particularly well-proportioned three-bedroom semi-detached house, situated in a sought-after residential location to the north of Harrogate. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, three bedrooms, and a bathroom.

To the outside, there are lawned gardens to three sides, and off-road parking is provided by a driveway and garage. Viewing comes highly recommended.

The property features an entrance hallway leading to a living room with a bay window, a separate dining room, a fitted kitchen, three good-sized bedrooms, and a modern family bathroom.

Situated on a great-sized corner plot, the home benefits from large front, side, and rear gardens with a patio area, offering plenty of potential for further development. There is ample off-street parking, and the property enjoys a popular location close to numerous local amenities including shops, schools, and transport links.

Offering circa 820 sqft of spacious accommodation, includes two reception rooms, a modern family bathroom, a large corner plot, off-street parking, and lies within the catchment area for St Joseph's School. Excellent transport links via the A1(M) make commuting straightforward.

Skipton Road, Harrogate presents a wonderful blend of traditional charm and modern convenience, making it a prime location for discerning buyers. Residents enjoy a vibrant local scene with independent shops, cafés, and other amenities just moments away, along with swift access to Harrogate town centre and the famous Stray parklands. Excellent road and public transport connections serve commuters to Leeds and York, while a strong community atmosphere makes this location particularly appealing to families and professionals alike.



EPC  
Energy rating D  
This property produces 3.6 tonnes of CO2

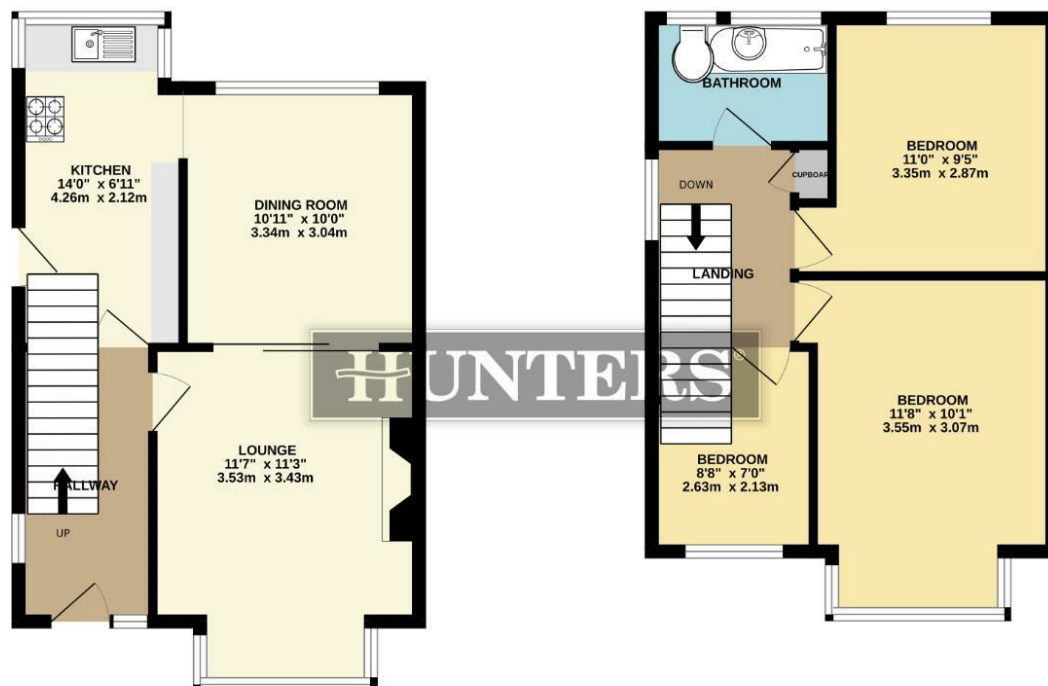
Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: C





GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

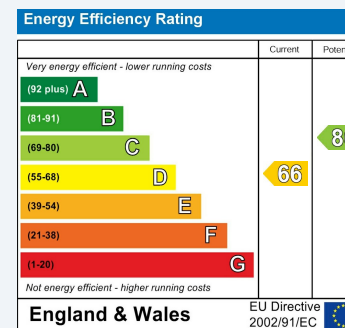
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

