



## Bolton Street, Harrogate, HG1 5JA

- NO ONWARD CHAIN
- Open-plan kitchen and dining area perfect for entertaining
- Three well-appointed bathrooms throughout
- Jack and Jill bathroom connecting bedrooms two and three
- Excellent nearby public transport links for easy commuting
- Four double bedroom end-terrace house on Bolton Street
- Patio doors leading to a private rear courtyard
- Main bedroom with fitted wardrobes for added storage
- Close to shops, schools, cafes and everyday amenities
- Council Tax Band B

**Guide Price £325,000**



# Bolton Street, Harrogate, HG1 5JA

## DESCRIPTION

**NO ONWARD CHAIN.** Located on Bolton Street, this splendid four double bedroom end-terrace house offers a perfect blend of modern living and comfort. With three well-appointed bathrooms, this property is ideal for a range of buyers.

As you enter, you are welcomed into a spacious lounge area, where large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The lounge seamlessly flows into an open kitchen and dining area, perfect for entertaining or enjoying family meals. The kitchen features patio doors that lead out to a private rear courtyard, providing a delightful outdoor space for relaxation or al fresco dining.

The first bedroom boasts fitted wardrobes, offering both style and practicality. Additionally, a convenient Jack and Jill bathroom connects bedrooms two and three, enhancing the functionality of the layout.

Situated just off Kings Road, this property enjoys an ideal location with a wealth of local amenities nearby, ensuring that everything you need is within easy reach. Public transport links are also conveniently close, making commuting a breeze.

This terraced house is not just a home; it is a lifestyle choice in a vibrant community. With its spacious interiors and prime location, it presents an excellent opportunity for those looking to settle in Harrogate.

EPC

Energy rating D

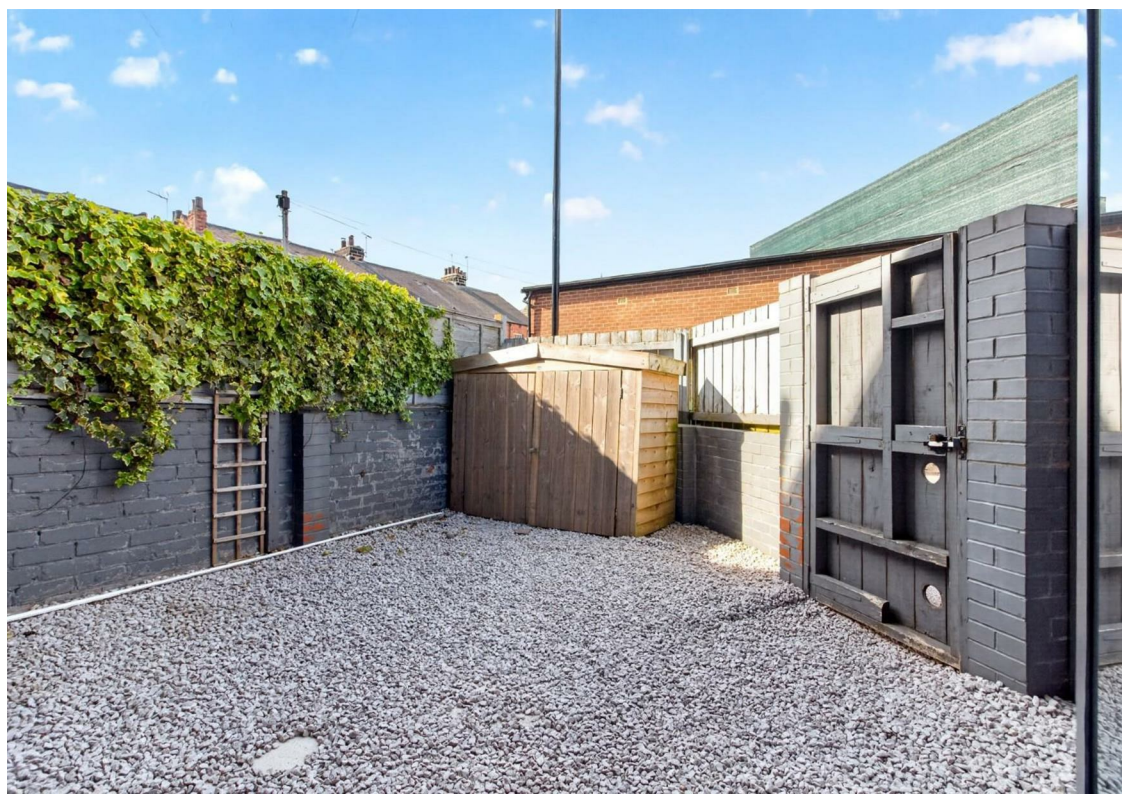
This property produces 5.4 tonnes of CO2

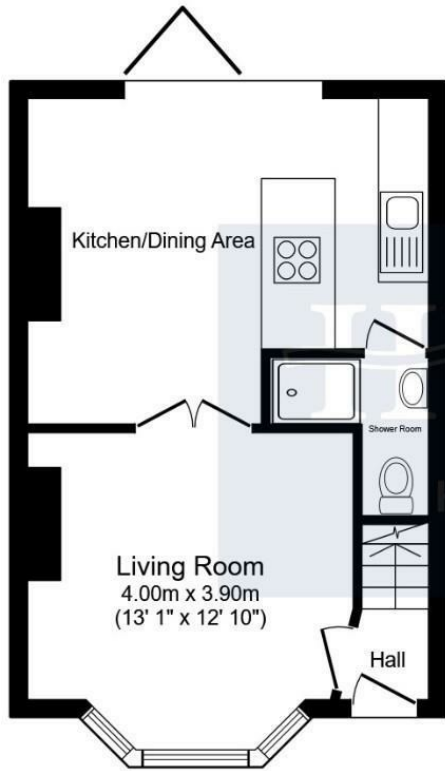
Material Information - Harrogate

Tenure Type: Freehold

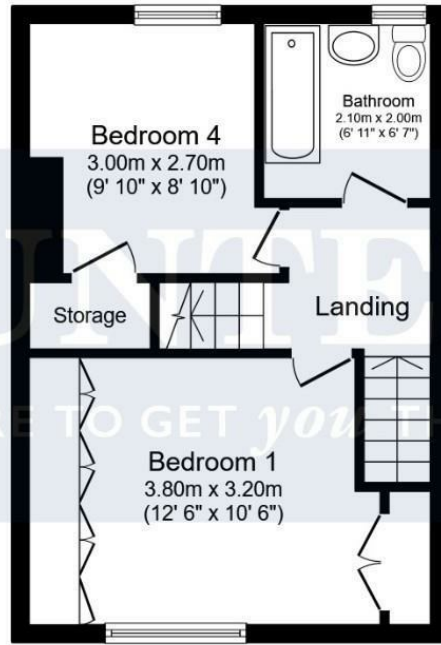
Council Tax Banding: B



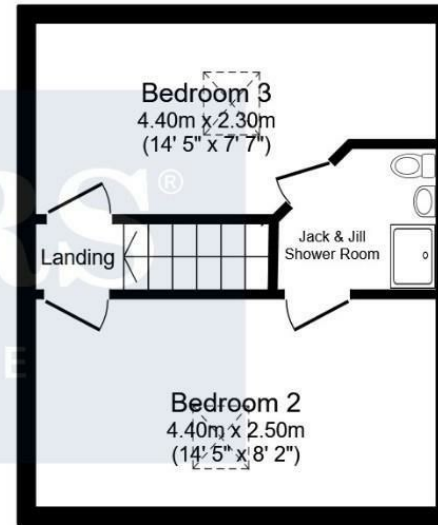




**Ground Floor**



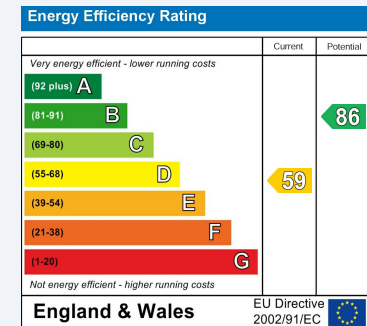
**First Floor**



**Second Floor**

## 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.

Total floor area 98.2 sq.m. (1,057 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



### 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.



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