



4 Bedroomed Town House

Guide Price £285,000

8 College Road

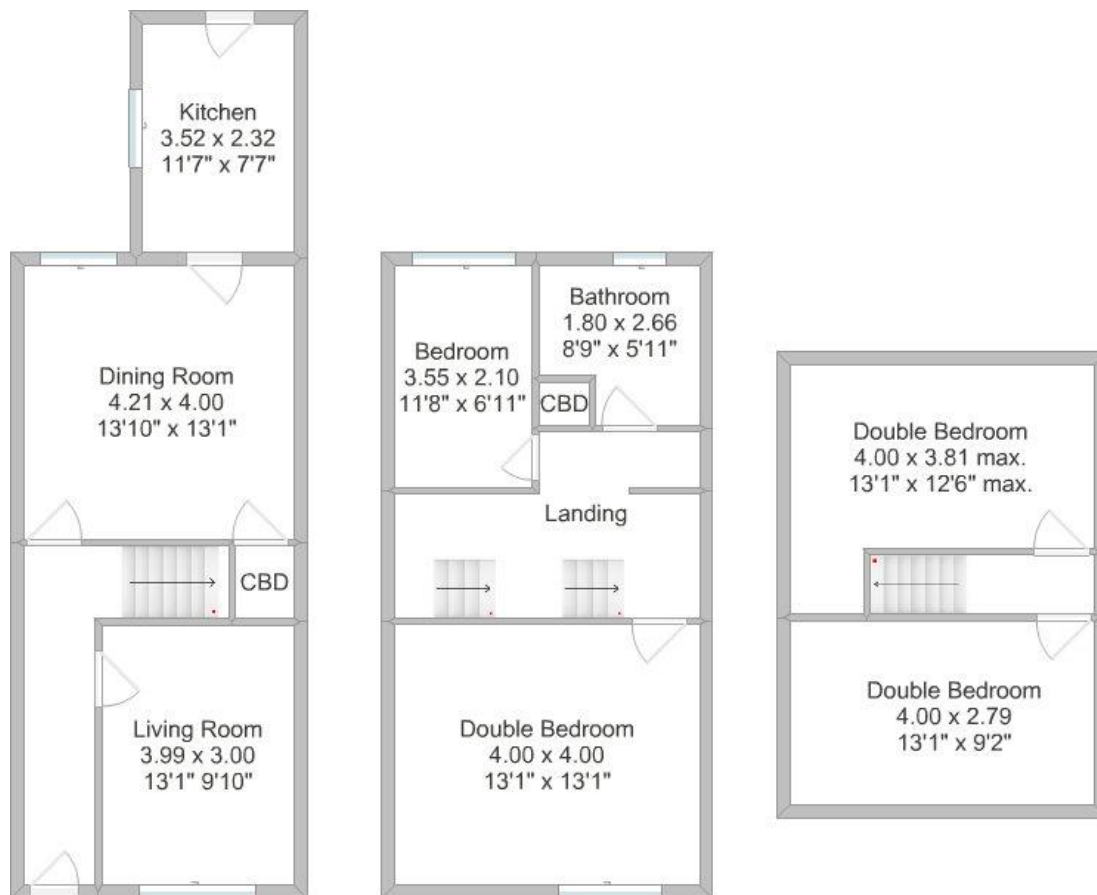
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Even as you step through the front door you can't miss the lovely features that this home has to offer. From the stripped and varnished floors and woodwork, to the ornate coving and elegant fireplaces, this home oozes character. There is still some work to do to complete the overhaul that has been started, but once this is finished it will be a fabulous family home.

There is plenty of room for a family to enjoy, with over 1300 square feet of floor space over three floors, and an enclosed private courtyard at the rear for outside relaxation. Two downstairs reception rooms and a separate kitchen, three good double bedrooms and a further guest room, and a family bathroom on the first floor.

8 College Road is situated in a wonderful family location, with schools, shopping and open countryside on the doorstep, and has great potential to become a very special family home. Houses rarely on this street rarely come up for sale, which demonstrates the appeal of living in such a convenient and desirable location. Call today to book your appointment to view.

Surroundings

College Road is in the much-loved Harlow Hill area of Harrogate, just over a mile from the centre of town. The highly-rated Rossett Acre Primary School is half a mile away, as are the 'Outstanding' Harrogate Grammar School and Rossett High School. There are several independent retailers close by, as well as two small supermarkets, three pub/restaurants, a sports centre and other local services. The beautiful woodland and gardens of the Pine Woods and Valley Gardens are almost within sight of the property, with Harlow Carr Gardens and open countryside at Birk Crag only a short walk away.

Services

The property is connected to mains water, electricity, gas and drainage. Fibre broadband is available in the area with speeds of up to 200Mb. Buses on the 6, X6 and X6A routes stop at the end of the road.

Directions

From Harrogate town centre take the A61 Station Parade past Waitrose to the junction with York Place. Turn right at the traffic lights and follow the right hand lane to the Prince of Wales roundabout. Take the second exit onto the B6162 Otley Road and continue past Harrogate Grammar School and up the hill. After the traffic lights at the junction with Harlow Moor Road take the second turning left onto College Road. No. 8 is on the right hand side, a member of our staff will be waiting to meet you.

Energy Efficiency Rating: E

Tenure: Freehold

Council Tax Banding: C (£1405.p.a.)

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Four Bedrooms