



Guide Price £400,000

- Prime residential location
- Requiring modernisation throughout
- Three double bedrooms and house bathroom
- Spacious lounge incorporating dining area
- Kitchen
- Off street parking and integral garage
- Elevated rear courtyard

46 Harlow Manor Park, Harrogate, North Yorkshire, HG2 0HH

A particularly spacious three bedroom semi-detached family home now requiring modernisation throughout together with an elevated courtyard garden, off street parking and garage, situated within this highly sought after and convenient residential location.

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46 Harlow Manor Park, Harrogate, North Yorkshire, HG2 0HH

Knaresborough 4 miles, York 22 miles, Leeds 15 miles (all distances approximate)

General remarks

With gas central heating and uPVC double glazing, this semi-detached family home is situated within this prime near town

centre location, just off Cold Bath Road. The property offers deceptively spacious accommodation throughout and is now requiring modernisation but offers excellent potential to be able to put your own stamp on the property.

The property briefly comprises; reception hall with staircase to the first floor, useful understairs storage cupboard and guest cloakroom. The lounge opens out to the dining room which is a light and spacious room and enjoys a pleasant aspect to the rear. The kitchen comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is a panel and glazed door to the side and space for appliances.

To the first floor there are three well-proportioned double bedrooms, all having built-in wardrobes and one having a deep walk-in wardrobe. There is also a house shower room.

A driveway provides off street parking and leads to an integral single garage. There is a private raised courtyard to the rear which is southerly-facing and will undoubtedly appeal to those entertaining.

The property is situated close to local schools, public transport links and various amenities. This home is ideally located for those seeking a vibrant community atmosphere on Cold Bath Road.

Directions

From the centre of Harrogate proceed up Cold Bath Road, turning right into Harlow Manor Park where the property can be found immediately on the left hand side clearly marked by our For Sale board.

what3words jabs.pans.chairs

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- Driveway and integral garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

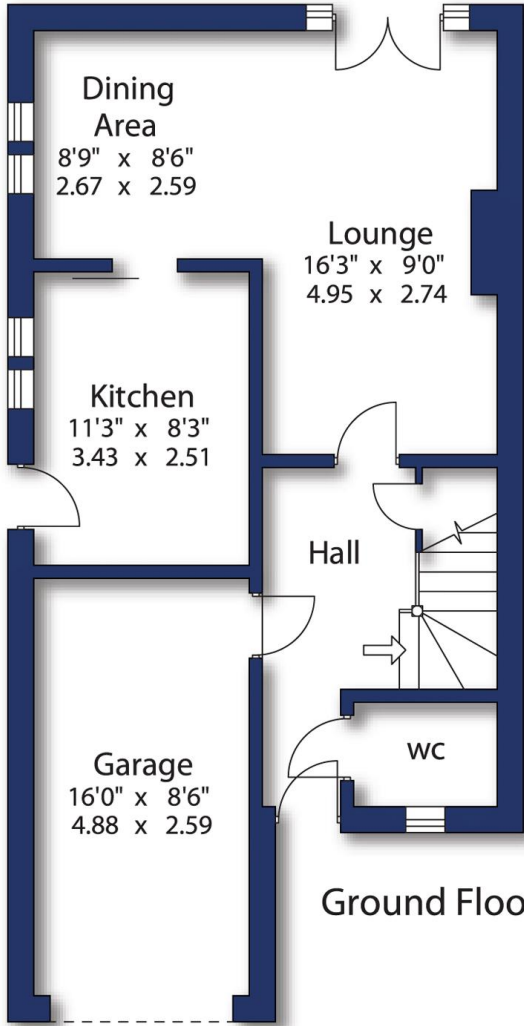
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

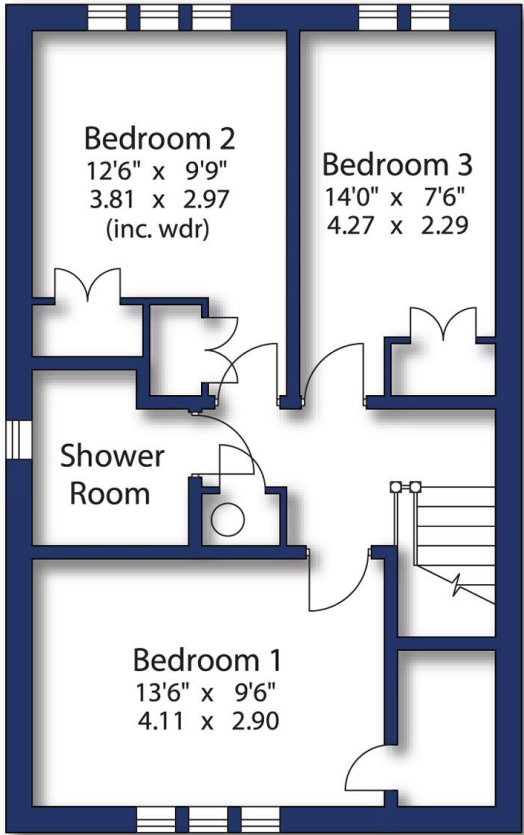
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Floorplans



Ground Floor



First Floor

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