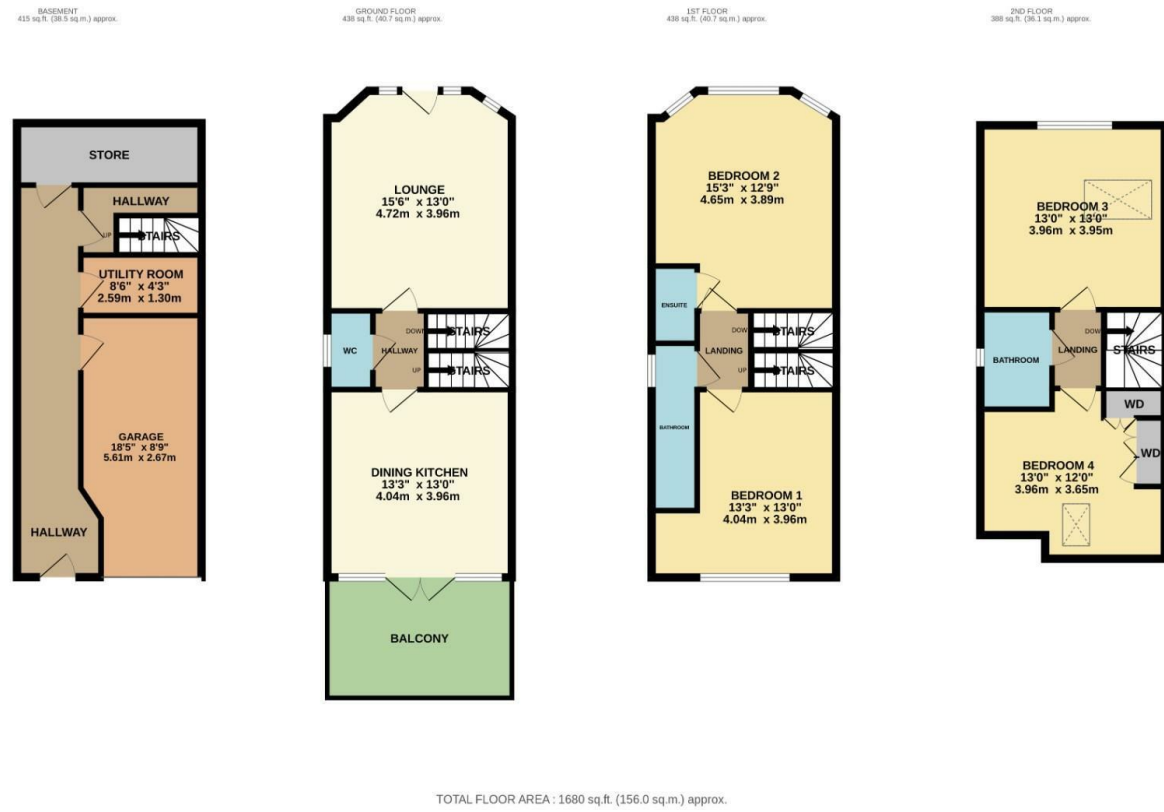
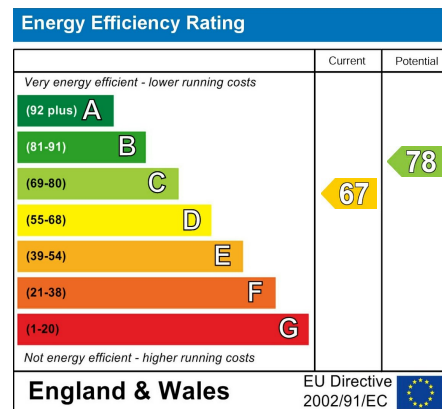


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Otley Road. Continue past Harrogate Grammar School and straight ahead through the next two sets of traffic lights. At next traffic lights turn right into Harlow Moor Road where the property is found on your right hand side on the corner of Lascelles Drive and clearly marked by a Hopkinsons For sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£675,000

12 Harlow Moor Road, Harrogate, HG2 0LF

4 Bedroom House - End Terrace

**A well presented updated four bedroomed end mews house that offers four floors of accommodation with garage, private parking and low maintenance award-winning gardens. Internal inspection strongly recommended.**



**HOPKINSONS**  
 ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
 Telephone: 01423 501 201  
 info@hopkinsons.net

## Description

With gas fired central heating and double glazed windows. The property briefly comprises reception hall, integral, single garage, utility room and useful, drying room with hot water cylinder.

To the ground floor there is a guest toilet with underfloor heating, lounge and a recently updated quality dining kitchen with underfloor heating and integrated appliances.

At first floor there are two double bedrooms, one with an ensuite shower room and there is also a luxury bathroom with bath. On the top floor there are two further bedrooms and a luxury shower room.

Being end of row there are gable windows that provide natural light into the property. Both the bathroom and shower room have electric underfloor heating.

A main feature of the property is the low maintenance garden, which at the front is south west, facing and features a decked patio with side path that leads to a private hardstanding area for a number of cars. There is also access into the garage with an electric up and over entrance door.

The property is situated in a popular near town centre position.

It is only about 10 minutes walk to the town centre through the nearby Valley Gardens, and also, in the opposite direction, about 10 minutes walk to the RHS Gardens (and Betty's) through the nearby Pinewoods. There are nearby shops which cater for for most daily needs, and of course in Harrogate there is a wide choice of shopping opportunity, together with a wide range of bars, restaurants and transport options. Harrogate offers a wide choice of schooling options, and a short distance away there is Western primary school and Harrogate Grammar School.

An internal inspection of the property is strongly recommended.

