





1a Quarry Lane,Harrogate HG1 3HR

william h brown

welcome to

1a Quarry Lane, Harrogate

A beautifully presented two-bedroom end-terrace home, offering stylish décor throughout. Benefiting from a driveway to the front and an enclosed rear garden, this charming property is ideal for a range of buyers.













Ground Floor
Porch
The entrance porch is fitted with contemporary glazing, allowing plenty of natural light. The space provides a welcoming first impression and offers useful space.

Entrance Hall
Stairs leading to the first floor.

Lounge
A beautifully presented and tastefully decorated lounge featuring a charming recessed fireplace with a characterful wood-burning stove and timber mantel, creating an attractive focal point to the room. A fitted radiator and a large front-facing window fitted with plantation shutters allows an abundance of natural light, while the stylish décor enhance the warm and inviting feel. The room offers ample space.

Kitchen
A well-appointed kitchen featuring a rear double-glazed window, fitted radiator and external door, fitted with a range of contemporary shaker-style wall and base units incorporating wooden work surfaces and a stylish tiled splashback. The kitchen benefits from an inset sink and drainer unit, fitted wine shelving, extractor hood, and space for additional appliances. A spacious built-in storage cupboard provides excellent additional storage. A fitted breakfast bar offers the perfect space for casual dining.

First Floor
Bedroom One
A spacious double bedroom featuring a fitted radiator and a front-facing double-glazed window allowing an abundance of natural light. The room offers ample space and benefits from fitted wardrobes providing excellent storage.

Bedroom Two
A double bedroom featuring a rear double-glazed window. The bedroom benefits from original wooden flooring, a fitted radiator, and useful built-in cupboards providing excellent storage.

Bathroom
A stylish and contemporary bathroom fitted with a three-piece suite comprising a paneled bath with shower and glazed shower screen, WC, and a striking countertop wash hand basin set upon a vanity unit. Complemented by wall and floor tiling, the room also benefits from a frosted double-glazed window.

External
The front offers a paved blocked driveway. To the rear is a beautifully landscaped and fully enclosed garden, thoughtfully designed across several levels to create a fantastic outdoor space. The garden features a lawned area, well-stocked planted borders, and a decked seating terrace ideal for relaxing and entertaining. Further benefiting from a useful garden shed and a variety of mature trees and shrubs, the garden enjoys a private and attractive setting.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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1a Quarry Lane, Harrogate

- END TERRACE
- TWO BEDROOMS
- STYLISH DECOR & CHARACTER FEATURES THROUGHOUT
- LOUNGE FEATURES WOOD-BURNING STOVE
- DRIVEWAY TO THE FRONT

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HRG107639 - 0003

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