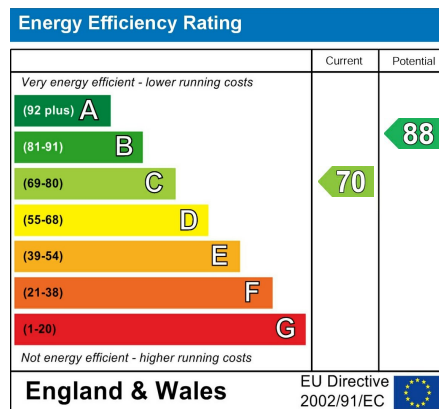


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Otley Road. Continue passed Harrogate Grammar School and towards the top of the hill and passed the Shepherds Dog and take the second left onto Wharfedale Place where the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band B 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.



£230,000

14 Wharfedale Place, Harrogate, HG2 0AY

2 Bedroom House - Terraced

A very well presented two bedroomed terrace offering well proportioned living accommodation throughout and benefitting from a superb location in the ever popular Harlow Hill area with a wide range of amenities and a regular bus service into Harrogate's town centre. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating and UPVC double glazing the living accommodation comprises; entrance porch, living room with feature gas fireplace, breakfast kitchen with single oven, gas hob and a rear porch which is used as a utility room houses the updated gas central heating boiler and has plumbing and space for a washing machine and tumble dryer and a door leading out into the South West facing garden.

On the first floor the landing leads to the spacious master bedroom with lovely high ceilings, second single bedroom and modern house shower room which was recently updated which includes a large walk in shower, w/c and hand basin. There is also a useful built in storage cupboard.

Outside to the front of the property is unrestricted on street parking. To the rear is a fully enclosed courtyard and over the shared driveway is a parcel of land which currently has a useful storage shed on, but neighbouring properties have changed this to an off road parking space and offers that further potential.

Harlow Hill has a variety of amenities, pub, park, fantastic schooling options both Primary and Secondary, countryside walks on your doorstep leading into Pinewoods, a couple of pubs within walking distance, Harlow Carr and a regular bus route into Harrogate's town centre.

