

**FOR SALE**



**Plantation Road, Harrogate, HG2 0DB**

**MARTIN&CO**





## Asking Price of £225,000

- Fantastic location
- Short Walk to Cardale Park
- Two-bedroom mid terrace
- No onwards chain
- Enclosed Courtyard
- Neutral decor throughout
- Breakfast kitchen
- Upstairs shower room



A Perfect First Home in a Desirable Harrogate Location – Offered with No Onward Chain

Tucked away on the ever-popular Plantation Road in Harrogate, this charming mid-terrace property offers a fantastic opportunity for first-time buyers to step onto the property ladder in style. Surrounded by excellent local amenities and just a short distance from Harrogate's thriving town centre, this home combines convenience, character, and comfort and is offered to the market with no onward chain, ensuring a smooth and speedy purchase.

Decorated in soft, neutral tones throughout, the property is move-in ready and offers a homely, inviting interior that's perfect for settling in and relaxing.



The generously sized kitchen is a real highlight, featuring classic white units, a built-in oven with four-ring gas hob, undercounter fridge and washing machine. A practical breakfast bar provides an ideal space for casual dining, while a Velux window and French doors flood the space with natural light and offer access to the enclosed rear courtyard – perfect for enjoying sunny afternoons or entertaining guests.

The spacious reception room provides ample space for both living and dining, creating a flexible area to relax or host. Upstairs, the property benefits from two bedrooms – the main to the front and a second single overlooking the rear – both offering comfortable and peaceful spaces to unwind.

The contemporary shower room has been stylishly finished and includes a walk-in shower, modern basin, WC and a heated towel rail. Additional storage is available via a useful under-stairs cupboard.

To the front of the property, there is on-street parking, while to the rear you'll find a private, low-maintenance courtyard garden.

Plantation Road is ideally located within easy reach of a variety of local shops, cafes, and schools. With Harrogate town centre just a short walk or bus ride away, you'll have easy access to its famous Stray parkland, boutique shopping, and award-winning restaurants.

This is a superb opportunity to acquire a charming and conveniently located home in one of Harrogate's most sought-after residential areas – perfect for first-time buyers looking for a move-in-ready property with charm, practicality, and no onward chain.

Further useful information about this fantastic property includes:

Tenure: Freehold

Council tax band: C

EPC Rating: C 72

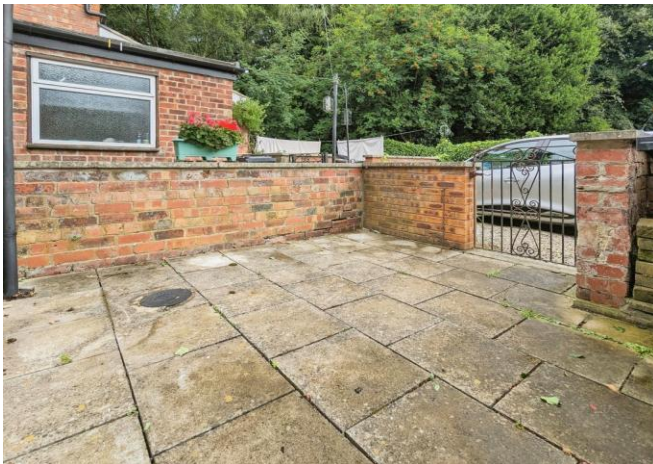
Utilities: serviced by mains electricity, gas and water services. Heating: Full gas fired central heating system

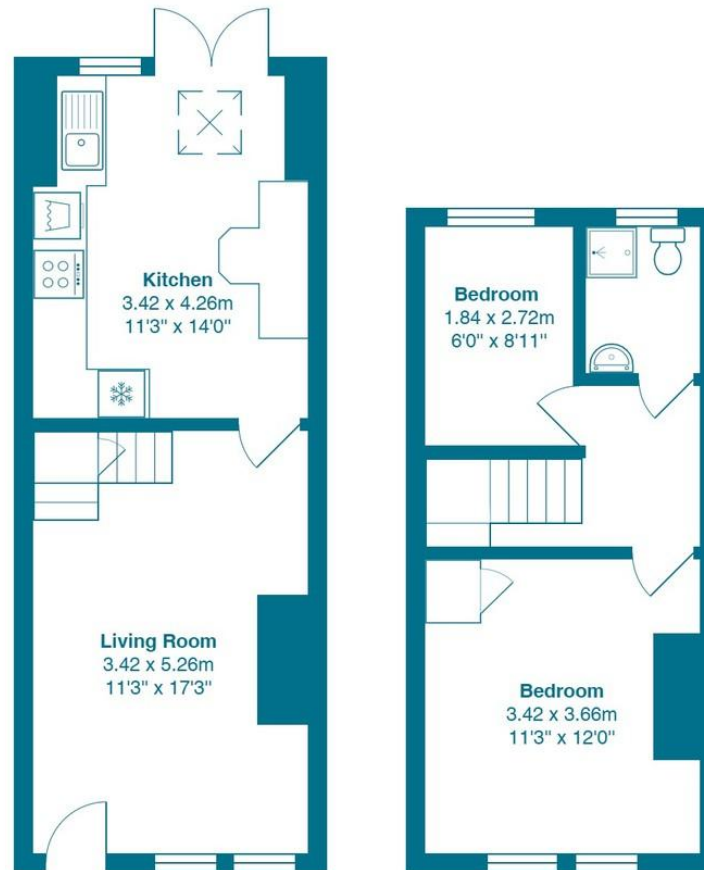
Estimated rental income: £950pcm

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE  
Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas – Very Low Surface water- Very Low





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Total Area: 59.8 m<sup>2</sup> ... 643 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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**MARTIN&CO**

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