









welcome to

Baden Street, Harrogate

A well presented end terrace property with three bedrooms situated in a popular and sought after location with great access to local amenities and transport links.













Baden Street

Nestled in a quiet cul-de-sac just a mile from Harrogate town centre, this spacious three-bedroom family home offers over 1,000 square feet of well-presented accommodation. Located in a peaceful setting, it provides a perfect balance of tranquillity and convenience for family living.

In brief the accommodation comprises; lounge, dining room, dining kitchen, utility room, guest wc, three bedrooms and bathroom.

Outside, a gated private courtyard features slate paving, creating an ideal space for outdoor dining and entertaining. A large secure storage area adds to the practicality of the property.

This unique home has a flexible layout suited to various needs. It's situated in the desirable Harrogate area, less than a mile from Harrogate Railway Station and the town centre. You'll find three primary schools and Harrogate High School within close proximity, making it an excellent choice for families. The location also offers easy access to the Bilton countryside and Harrogate's renowned Stray parkland, perfect for leisurely strolls. Essential amenities are close by, with an ASDA supermarket and petrol station just a couple of minutes away. A range of shops, food outlets, and services are also conveniently located on Westmoreland Street and Kings Road.

Kitchen Diner

12' 9" x 20' 3" (3.89m x 6.17m)

The front entry door opens in to the kitchen, which is fitted with a range of wall and base units with complimentary work surfaces over which incorporate a sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob over with cooker hood above. Space for fridge freezer and plumbing for dishwasher. Space for dining table. Double glazed window to the front elevation and double doors open out to the rear garden.

Lounge

11' 10" x 11' 11" (3.61m x 3.63m)

With a feature fireplace, radiator and double glazed window to the front elevation.

Dining Room

Currently used as a playroom, this room has under stairs storage, a radiator and a double glazed window to the rear elevation.

Utility Room

5' 11" x 4' 8" (1.80m x 1.42m)

Having plumbing for a washing machine, boiler and double glazed window to the side elevation. An external door leads out to the rear garden.

Guest Wc

Fitted with a wash hand basin and low flush wc. Double glazed window to the side elevation.

First Floor Landing

Stairs rise from the dining room up to the first floor landing.

Bedroom One

13' 1" x 9' 5" (3.99m x 2.87m)

A double bedroom with a fitted wardrobe, radiator and double glazed window to the front elevation.

Bedroom Two

8' 6" x 10' 8" (2.59m x 3.25m)

A second double bedroom with a fitted wardrobe, radiator and double glazed window to the front elevation.

Bedroom Three

8' 2" x 9' 3" (2.49m x 2.82m)

With a storage cupboard, radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a white four piece suite comprising; walk in shower cubicle, panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc. Part tiling to walls and tiled floor. Skylight window.

Loft

The loft is accessed via a pull down ladder and is boarded.

Externally To The Rear

An enclosed courtyard style garden with gated access to the rear.

Shed

A secure storage shed.





welcome to

Baden Street, Harrogate

- End Terrace Property
- Well Presented Throughout
- Three bedrooms
- Bathroom With Walk In Shower & Downstairs WC
- Highly Sought After Location

Tenure: Freehold EPC Rating: Awaited





£260,000

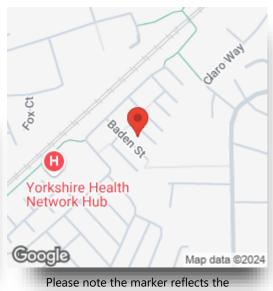
Ground Floor

First Floor









postcode not the actual property

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