



**Baden Street, Harrogate HG1 4BX**

**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.



**view this property online** [williamhbrown.co.uk/Property/HRG106924](http://williamhbrown.co.uk/Property/HRG106924)



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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HRG106924](https://www.williamhbrown.co.uk/Property/HRG106924)



Property Ref:  
HRG106924 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01423 502282**



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**williamhbrown.co.uk**