



20 Dawson Terrace, Harrogate, North Yorkshire, HG1 2AW

£242,500

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A very well-presented two-bedroom terrace in this most convenient and fashionable location just off King's Road.

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This excellent house is appointed to a high standard with modern kitchen and bathroom and is in good decorative order throughout. To the rear is an attractive private courtyard garden.

Dawson Terrace is situated just off Kings Road and is well served by local amenities including a parade of shops and is just a short walk from Harrogate town centre. Offered for sale with no onward chain.







## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with central heating radiator, window to front and fireplace with electric fire.

### **DINING ROOM**

A further reception room with central heating radiator, feature fireplace, fitted cupboard and under- stairs storage cupboard

### **KITCHEN**

Having a range of wall and base units, gas hob with extractor hood above, integrated electric double oven, microwave, and integrated fridge freezer. Windows to side and rear, central heating radiator and door to garden

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobes, central heating radiator and window to front

### **BEDROOM 2**

A further double bedroom with window to rear and central heating radiator

### **BATHROOM**

Modern white suite comprising low-flush WC, washbasin set within vanity unit and bath with shower.

### **OUTSIDE**

Attractive enclosed courtyard garden to rear.

**Tenure - Freehold**

**Council Tax Band - B**





## Verity Frearson

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