

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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**3 Diamond Place, Harrogate, North Yorkshire, HG1 4QH**

**£170,000**

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 3 Diamond Place, Harrogate, North Yorkshire, HG1 4QH

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A well-presented two bedroom middle-of-terraced property with courtyard garden, situated in this convenient location well served by excellent local amenities.

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The high-quality accommodation comprises a sitting room, stylish modern kitchen, bathroom, utility and two bedrooms.

This excellent home is situated in a convenient location, well served by the amenities within Starbeck which include a range of shops and railway station, and convenient for both Harrogate and Knaresborough.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with feature fireplace and electric fire. Built-in storage cabinet.

### **KITCHEN**

A modern kitchen with a range of stylish fitted units with electric hob and integrated oven.

### **UTILITY**

With space and plumbing for appliances. Access to the rear garden.

### **BATHROOM**

A modern white suite comprising WC, washbasin, and bath with shower above.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom.

### **BEDROOM 2**

A further good-sized bedroom with fitted cupboard.

### **LOFT**

There is a boarded loft providing useful storage space.

### **OUTSIDE**

To the rear of the property there is an enclosed courtyard garden with timber storage shed.

**Tenure** - Freehold

**Council Tax Band** - A





Ground Floor

First Floor

Total Area: 56.1 m<sup>2</sup> ... 604 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

