



23 Wharfedale Place, Harrogate, North Yorkshire, HG2 0AY

£250,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 23 Wharfedale Place, Harrogate, North Yorkshire, HG2 0AY

A two bedroomed town house offering generous accommodation with two reception rooms, two double bedrooms, modern kitchen and bathroom fittings.

With gas central heating, double glazing throughout and an enclosed rear courtyard with double gates.

This super property is situated on a quiet cul-de-sac in the sought after Harlow Hill district of Harrogate, well served by local shops and schools and close to both the town centre and open countryside.

## GROUND FLOOR

### SITTING ROOM

With window to front, central heating radiator. Sliding cast-iron fireplace with living-flame gas fire.

### DINING ROOM

Further reception room with window to rear and central heating radiator. Understairs cupboard.

### KITCHEN

Fitted with a range of wall and base units with stainless-steel single drainer sink unit. Gas hob, extractor hood above and integrated electric oven. Including fridge/freezer, washing machine and dishwasher. Windows to side and rear, door to side leads to rear courtyard.

### BEDROOM 1

With window to front and central heating radiator.

### BEDROOM 2

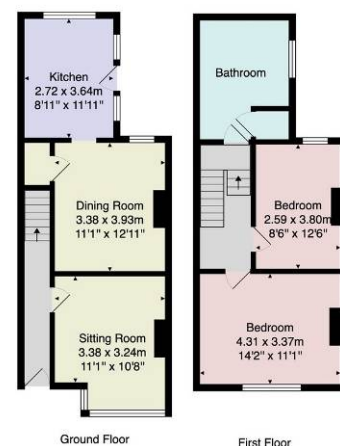
With window to rear and central heating radiator.

### BATHROOM

With a modern white suite comprising, low flush WC, wash-hand basin, panelled bath and separate shower cubicle. Heated towel radiator. Window to side.

### OUTSIDE

Enclosed courtyard garden to rear with double gates leading to the rear lane.



Total Area: 85.8 m<sup>2</sup> ... 924 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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

For all enquiries contact us on:

01423 562531

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

