



13 Chatsworth Place, Harrogate, North Yorkshire, HG1 5HR

£260,000



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A spacious and well-presented four-bedroom middle-of-terrace home with attractive courtyard garden, situated in this popular location just off King's Road.

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The accommodation is arranged over three floors and offers spacious and versatile living space. On the ground floor there is a sitting room and dining kitchen with separate utility room. The first floor offers two bedrooms and a bathroom, with two further bedrooms on the second floor. Outside there is a forecourt garden to the front and an enclosed courtyard garden to the rear providing a pleasant outdoor sitting and entertaining space.

Well served by excellent local amenities including a parade of shops, cafés and bars, the property is just a 10-minute walk from Harrogate railway station.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A reception room with bay window.

### **DINING KITCHEN**

With a range of fitted wall and base units with space for appliances.

### **UTILITY ROOM**

With fitted cupboards and space and plumbing for washing machine and additional appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with free-standing wardrobes (to be included in the sale).

### **BEDROOM 4**

A further bedroom or office.

### **BATHROOM**

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

## **SECOND FLOOR**

### **BEDROOM 2**

A double bedroom with skylight window.

### **BEDROOM 3**

A double bedroom with skylight window.

### **OUTSIDE**

Wrought-iron gates to the front of the property lead to a forecourt garden. To the rear there is an attractive enclosed courtyard garden providing an excellent outdoor sitting and entertaining space.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 98.2 m<sup>2</sup> ... 1057 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

**Verity Frearson**

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