



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

£295,000

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A well-presented four-bedroom end-of-terrace house located just off the ever-popular King's Road, known for its vibrant parade of shops, cafés and bars, and within easy walking distance of Harrogate town centre.

This beautifully appointed family home offers a charming bay-fronted sitting room with a wood-burning stove, and a contemporary dining kitchen featuring a useful understairs cupboard and a practical utility area. To the upper floors, there are four well-proportioned bedrooms and a modern house bathroom.

Outside, there is a forecourt garden to the front and a private, enclosed paved garden to the rear-ideal for low-maintenance outdoor living.

Chatsworth Place enjoys an enviable position just moments from the fashionable King's Road, with a range of artisan food shops, a Sainsbury's Local and several independent retailers virtually on the doorstep. A number of primary schools and nurseries are within a short walk, while Harrogate town centre-with its excellent shopping, dining and entertainment options-is less than a mile away. The train and bus stations are also close by, making the property perfectly placed for commuters.





SITTING ROOM

Entrance door. Bay window to the front. Wood burning stove. Vertical central heating radiator.

DINING KITCHEN

Base unit with solid wood working service and inset ceramic sink with extendable tap. Spaces for dishwasher, range cooker and fridge freezer. Useful understairs cupboard. Window to rear elevation. Access door to the rear.

UTILITY

Plumbing and space for washing machine and tumble dryer above. Window to side elevation.

FIRST FLOOR

LANDING

BEDROOM 1

Generous bedroom with windows to front elevation. Central heating radiator.

BEDROOM 4

Window to rear elevation. Central heating radiator.

HOUSE BATHROOM

Panelled bath with shower over and screen, low flush WC and vanity unit with bowl sink. Central heating radiator and window to the rear elevation.

SECOND FLOOR

BEDROOM 2

Double bedroom with window to the rear. Useful eaves storage. Central heating radiator.

BEDROOM 3

Generous bedroom with useful cupboard storage. Window to front elevation. Central heating radiator.

OUTSIDE

Forecourt garden to the front. Private and enclosed paved garden to the rear with fencing to perimeters and hand gate.

Tenure - Freehold

Council Tax Band - C





Total Area: 114.8 m² ... 1236 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-40)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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