



21 Ashfield Terrace, Harrogate, North Yorkshire, HG1 5ET

£195,000

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An attractive and characterful two-bedroom period terraced home with a private courtyard garden, situated on a quiet residential street within easy walking distance of the parade of shops on King's Road and Harrogate town centre beyond.

This charming property combines period features with well-proportioned accommodation, including exposed brick fireplaces and stripped timber flooring, creating a warm and inviting home ideally suited to first-time buyers, down-sizers or investors.

The property enjoys a convenient yet tucked-away position, close to excellent local amenities, transport links and all that Harrogate town centre can offer.





GROUND FLOOR

The ground floor provides a welcoming bay-fronted sitting room featuring an exposed brick fireplace and solid wood flooring. Leading through is a spacious dining room, again with stripped timber flooring and a central fireplace, offering excellent space for entertaining. To the rear of the property is a modern kitchen, together with a separate utility room and a door leading out to the private, enclosed courtyard garden.



FIRST FLOOR

On the first floor, a central landing leads to a well-proportioned principal bedroom and a second bedroom, ideal for use as a guest room, nursery or home office. The accommodation is completed by a tiled house bathroom fitted with a white suite, over-bath shower and a useful built-in storage cupboard.

OUTSIDE

To the rear of the property is a private and enclosed courtyard garden, providing an excellent outdoor sitting and entertaining space. Forecourt garden to the front.

Tenure - Freehold

Council Tax Band - B





Total Area: 61.1 m² ... 658 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	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		