



## Nydd Vale Terrace, Harrogate, HG1 5HA

- OFFERED TO THE MARKET CHAIN FREE
- Ideal town centre location
- Excellent basement storage
- Open plan kitchen and living space
- Free mortgage advice available - please enquire
- Modernised two bedroom home
- UPVC windows and gas central heating
- Guest W.C.
- Courtyard garden
- Council Tax Band B



**Guide Price £215,000**

# Nydd Vale Terrace, Harrogate, HG1 5HA

## DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE. A super two-bedroom, town centre, end terrace home ideal for first time buyers or investors. With gas central heating and UPVC windows throughout, the property also benefits from a large basement store, and is ideally located within walking distance of the Town Centre with the local amenities, train and bus stations on your doorstep.

Modern throughout, the spacious accommodation briefly comprises: Entrance into the modern, well-appointed kitchen with integrated appliances and open to the bright and airy living space. From the kitchen, steps down to the guest W.C. and further stairs down to the useful basement store with vinyl flooring, downlighters, insulating ceiling, central heating and UPVC double glazed window for natural light. Stairs rise to the first-floor landing providing access to the loft, the two bedrooms and family bathroom.

Occupying the end of terrace the property features a front courtyard garden with stone patio, ideal for outdoor seating or dining. Parking is on-street with permit parking available.

Call to view; an early viewing is highly recommended on this perfect town centre home.

### EPC

This property produces 3.5 tonnes of CO<sub>2</sub>

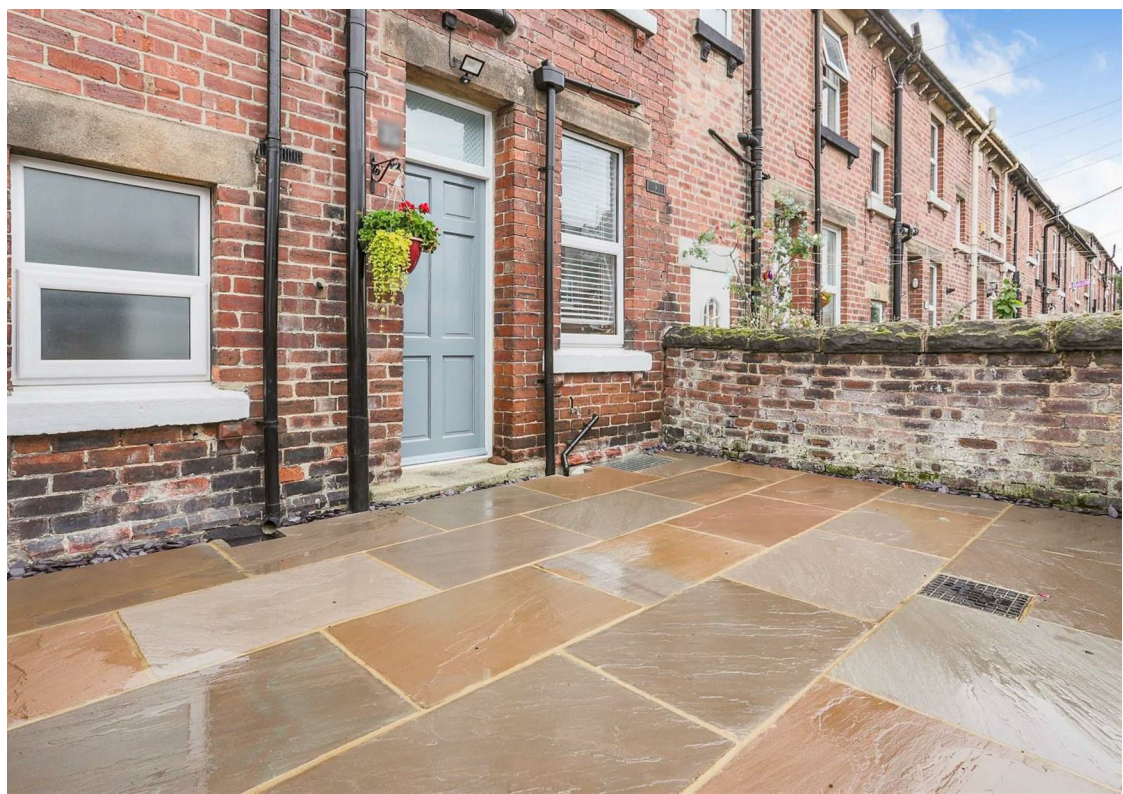
Energy rated D

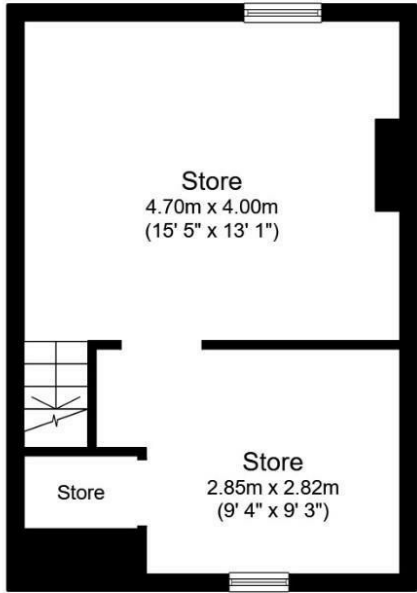
Material Information - Harrogate

Tenure Type: Freehold

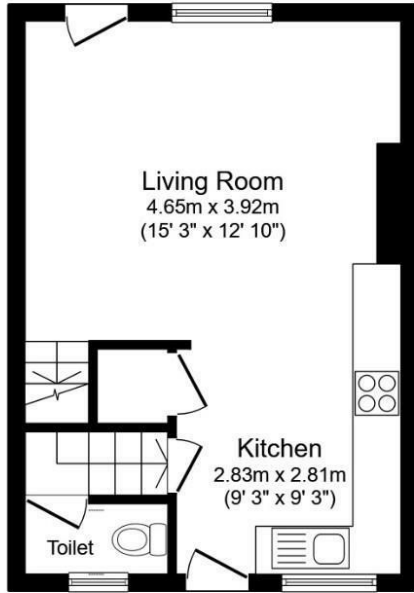
Council Tax Banding: B



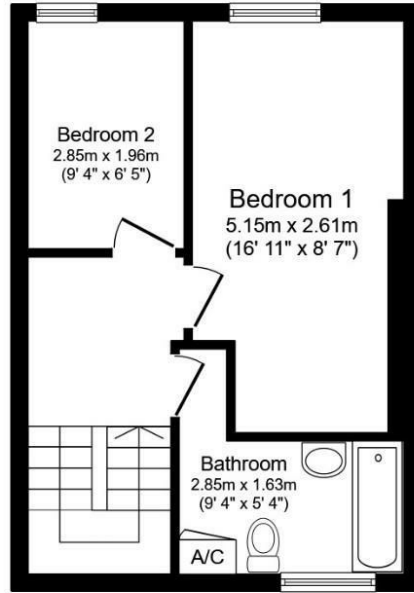




**Lower Ground Floor**



**Ground Floor**



**First Floor**

Total floor area 97.5 m<sup>2</sup> (1,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Viewings**

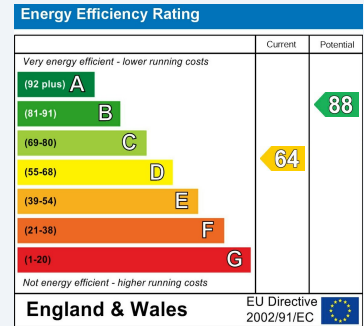
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

