



## Archie Street, Harrogate, HG1 2DD

- MID TERRACE EXTENDED PROPERTY
- Recently fitted modern bathroom
- Ground floor rear extension housing a useful utility room
- Recently laid carpets and flooring in parts
- Unrestricted on-street parking
- Two double bedrooms
- Spacious lounge
- Attractive rear courtyard garden
- Gas boiler approx three years old
- Council Tax Band B



**Guide Price £200,000**

# Archie Street, Harrogate, HG1 2DD

## DESCRIPTION

An attractive, mid terrace stone built home now available in this popular and convenient location with excellent amenities close by, close to well regarded schools and a short distance from Harrogate Town Centre. Well presented throughout, the property has been partly refurbished making this an ideal purchase for a buyer wishing to make it their own or investor wishing to make improvements ready for tenants.

The property features UPVC double glazing and benefits from a recently fitted gas central heating boiler and partial new carpets and flooring. The accommodation briefly comprises: Entrance into the spacious living room with a central fireplace, leading through to the well appointed kitchen, extended to feature a useful utility room with doors to the garden. Stairs rise to the first floor landing with doors to the main double bedroom and recently fitted modern bathroom with white three piece suite and shower over the bath with a glass screen. The second floor features a spacious second double bedroom with skylight window,

Outside to the rear, a patio garden with newly laid stone tiles with space for outdoor dining or seating, ideal for summer entertaining. Parking is unrestricted on-street.

From the centre of Harrogate proceed along the A61 Ripon Road through the traffic lights bearing right at the New Park roundabout onto Skipton Road. Take the second right turn into Sykes Grove then left into Archie Street.

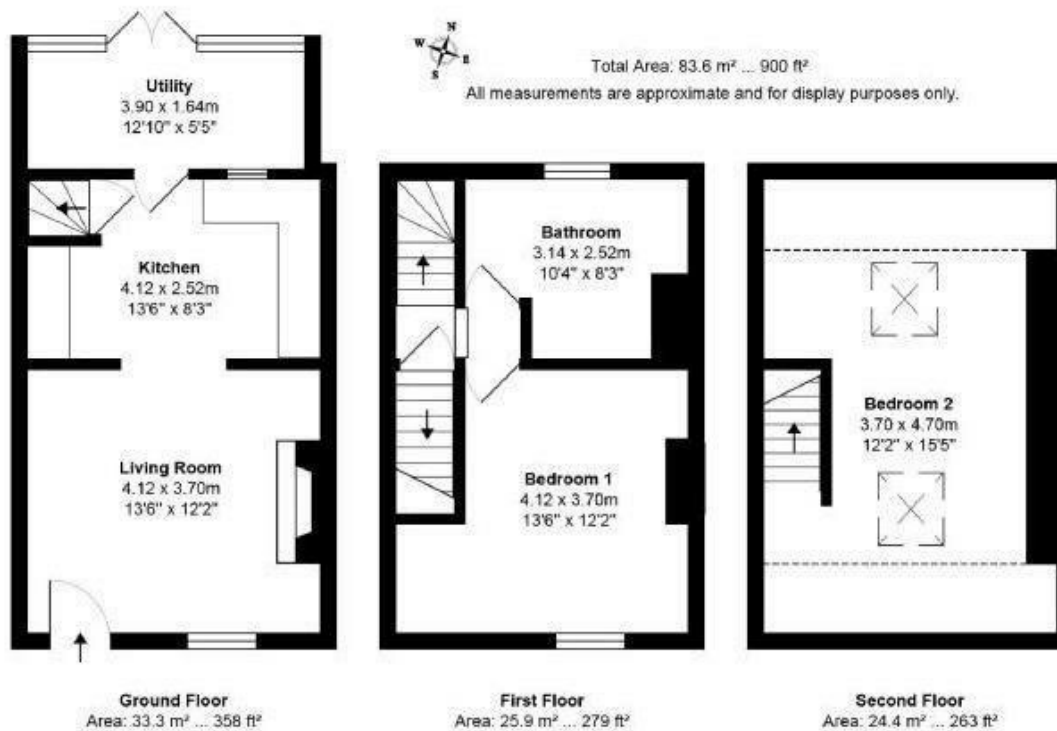
A viewing is highly recommended to appreciate the spacious layout and potential for cosmetic improvements.



EPC  
Energy rating F  
This property produces 6.5 tonnes of CO<sub>2</sub>

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: B





### Viewings

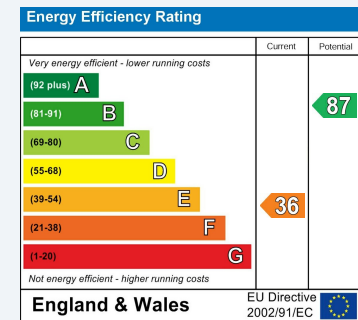
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

