



Harlow Terrace, Harrogate, HG2 0PN

- NO ONWARD CHAIN
- Sought after South Side location
- Close to Cold Bath Road & Harrogate Town Centre
- Four good size bedrooms
- Period features
- Near Harrogate Grammar School & Western Primary School
- Modernisation required
- Potential to extend into dormer loft and add further bedrooms
- Front and rear garden
- Early viewing highly recommended

Guide Price £475,000



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DESCRIPTION

NO ONWRD CHAIN 50 Harlow Terrace, located in the highly desirable south side of Harrogate, offers an outstanding opportunity for those seeking a charming townhouse with significant potential.

This characterful property features four generously sized bedrooms, making it ideal for families or those requiring extra guest accommodation. The two reception rooms provide flexible living spaces, well-suited for both relaxation and entertaining.

While the home requires modernisation throughout, this offers an excellent opportunity for buyers to personalise and improve the property to their own tastes. The inclusion of a garage enhances the practicality of the home, offering secure parking or additional storage space. The back courtyard area benefits from recently installed fencing offering a private oasis for container greenery

A distinctive feature of the property is the loft dormer, which not only contributes to the property's character but also provides the possibility of creating further living space or additional bedrooms and bathroom, catering to the needs of contemporary living. Additionally, the cellar provides further potential for additional living space.

Situated within easy reach of the vibrant Cold Bath Road, residents will enjoy access to a wide range of local amenities, including shops, cafes, and parks, which contribute to the enviable lifestyle Harrogate offers. The beautiful Valley Gardens are also just a short walk away, providing a serene space for outdoor activities and leisurely strolls. Additionally, the property is conveniently located near highly regarded schools such as Harrogate Grammar School and Western Primary School, making it an ideal location for families.

In conclusion, 50 Harlow Terrace represents a promising townhouse that combines an excellent location with tremendous potential, making it an exceptional investment for those looking to create their dream home in this beautiful part of Yorkshire.



EPC

Energy rating D

This property produces 6.1 tonnes of CO2

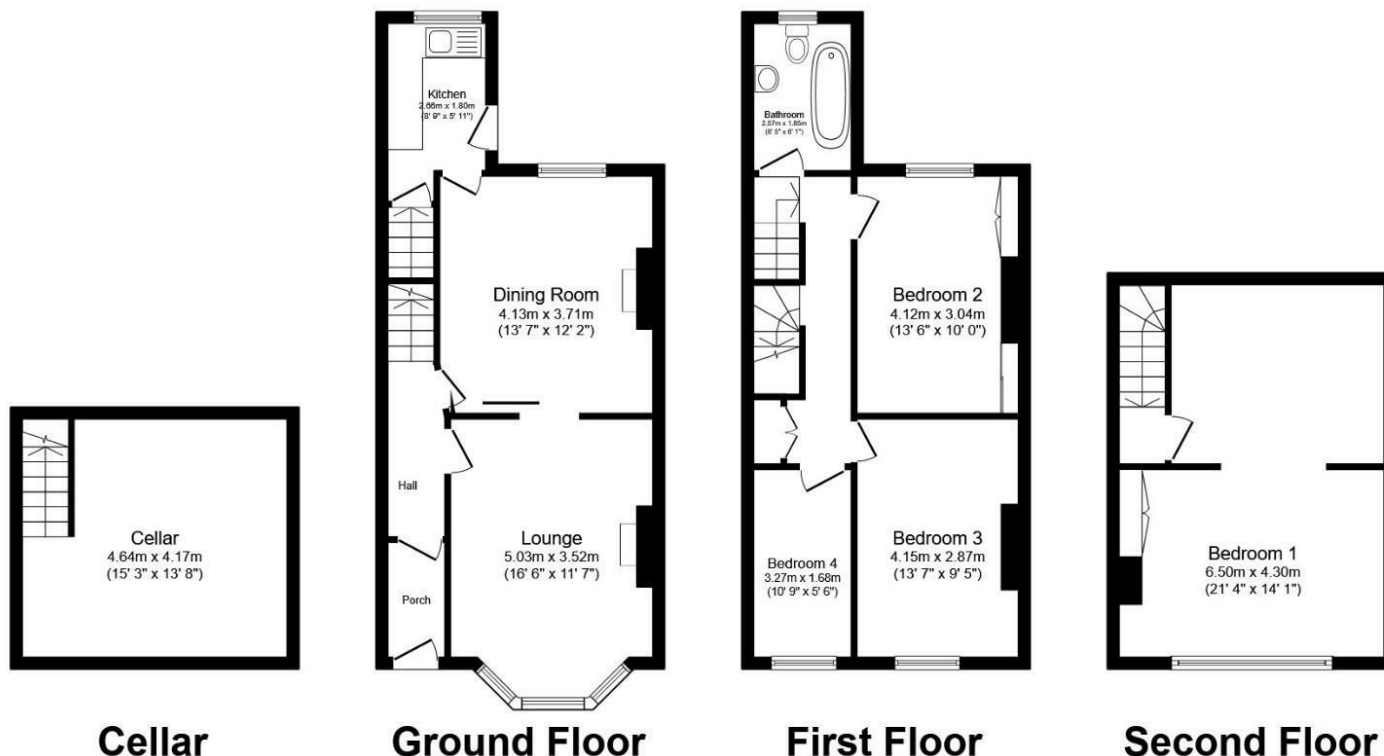
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D

UNREGISTERED PROPERTY - ask agent for more details





Total floor area 136.7 m² (1,472 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

Viewings

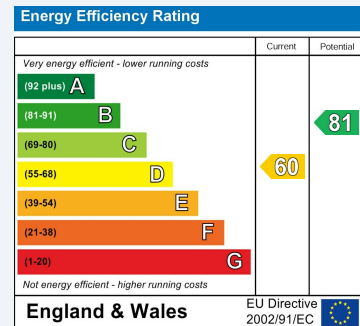
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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