



Grey Street, Harrogate, HG2 8DL

- Located on the highly sought-after Grey Street in South Harrogate.
- Well-maintained two-bedroom terraced house ideal for first-time buyers, small families, or downsizers.
- Spacious reception room providing a flexible space for living and entertaining.
- Modern kitchen and stylish bathroom, updated to a high standard.
- Two generous double bedrooms offering ample space for a variety of uses.
- South-facing rear yard providing a private outdoor space with plenty of sunlight.
- Close proximity to local amenities, including shops, schools, and parks.
- Well-presented throughout, combining classic charm with modern features.
- Convenient access to transport links, ideal for commuting.
- Council Tax Band B



Guide Price £290,000

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DESCRIPTION

Two-Bedroom Terraced Home in South Harrogate.

Located on the desirable Grey Street in South Harrogate, this well-maintained terraced house offers a comfortable and modern living space. Ideal for first-time buyers, small families, or those looking to downsize, the property combines classic charm with contemporary features.

The ground floor consists of a well-proportioned lounge and dining room, separated by double doors, providing a flexible space for both everyday living and entertaining. The property has been thoroughly updated, including a modern fitted kitchen and updated bathroom, designed with the needs of modern living in mind.

Upstairs, there are two spacious double bedrooms, providing ample room for a variety of needs.

A key features of this property is the south-facing rear yard, offering a private outdoor space that benefits from plenty of sunlight, perfect for entertaining or enjoying outdoor meals.

The home is situated in a sought-after location, close to local amenities, schools, and transport links, making it a practical choice for those looking to enjoy the convenience of Harrogate's services and lifestyle.

This property represents an excellent opportunity for buyers seeking a well-presented home in a highly regarded area.

EPC

Energy rating D

This property produces 4.3 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding:B

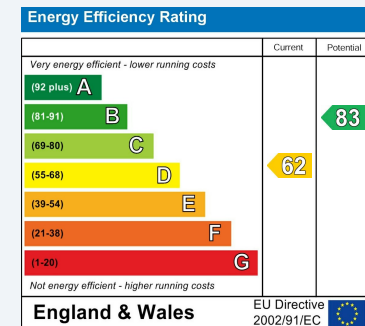






ENERGY PERFORMANCE CERTIFICATE

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.

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.



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