

74 HARLOW TERRACE
HARROGATE
HG2 0PN



NICHOLLS
TYREMAN

74 HARLOW TERRACE | HARROGATE | HG2 0PN

A spacious three bedroom, stone built, inner terrace property, situated within a quiet residential area, in close vicinity to the popular Cold Bath Road area and Harrogate town centre

Entrance Hall | Living Room | Dining Room | Kitchen | Cellar Room | Store

Three Bedrooms | Dressing Room | Bathroom | Shower Room

Front & Rear Courtyard Garden

Council Tax: D | Energy Rating: C | Tenure: Freehold

AGENT'S NOTE – The property is currently tenanted and the photographs were taken before the start of the tenancy. Tenants are due to vacate in October.

£475,000

CHAIN FREE





The property is well located close to the many amenities of Cold Bath Road and within easy reach of Harrogate town centre and The Stray. The property also benefits from being in close proximity to excellent primary and secondary schools, such as Harrogate Grammar School.

The property comprises: Entrance hall, living room, dining room, with useful addition of a cellar, with potential to be used a utility room .

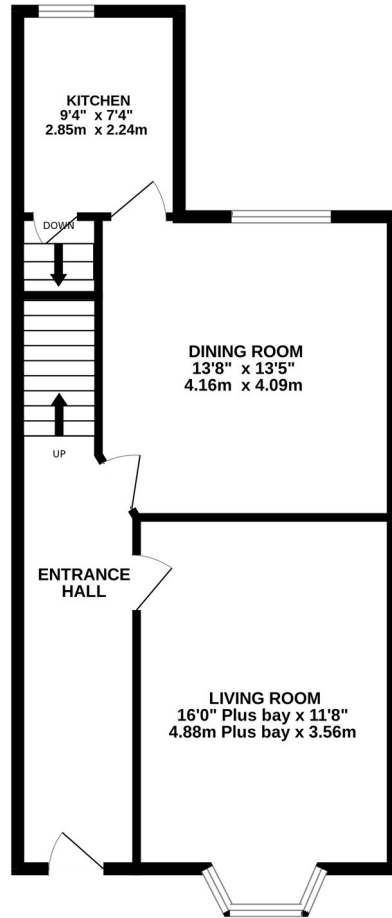
To the first floor there are two double bedrooms and a house bathroom.

The second floor has a large bedroom with benefit of separate dressing room and en-suite shower room.

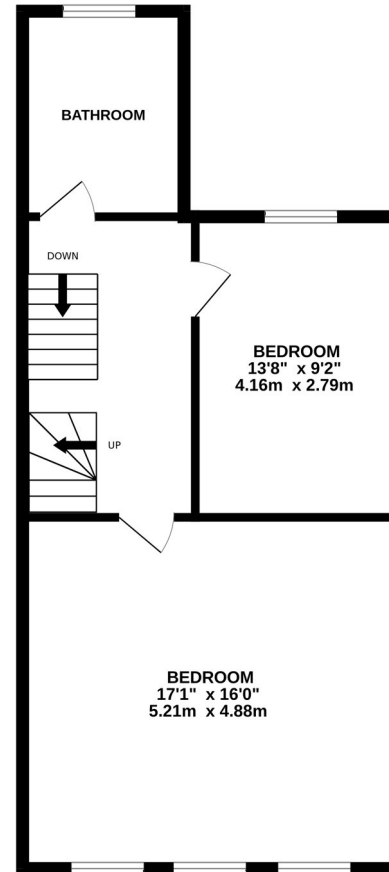
There is a private courtyard garden to the rear, with further outside space to the front

The property has had recent replacement of the majority of windows and brand-new boiler in recent years.

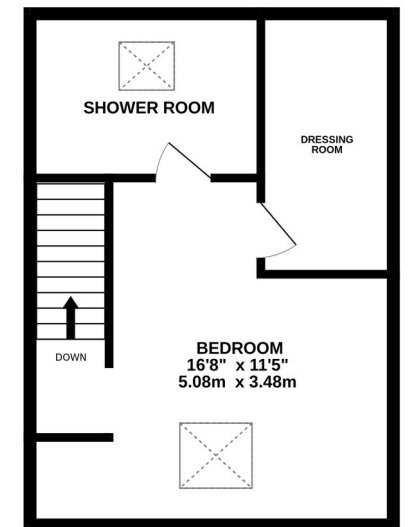
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



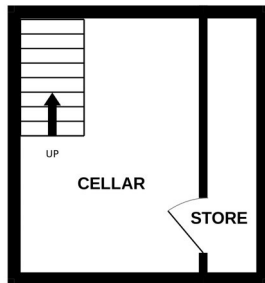
1ST FLOOR
574 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



BASEMENT
137 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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