

**2 COLLEGE STREET
HARROGATE
HG2 0AH**



**NICHOLLS
TYREMAN**

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A fantastic opportunity to purchase this lovely five bedroom semi-detached home which has recently been renovated to a high standard and now offers top of the range fixture and fittings and is located within walking distance of the ever popular Harrogate Grammar School and other local amenities.

Entrance Hall | Living Room | Dining Kitchen | Downstairs WC

Five Bedrooms | Two Bathrooms | Plant Room

Rear Enclosed Garden

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

£495,000





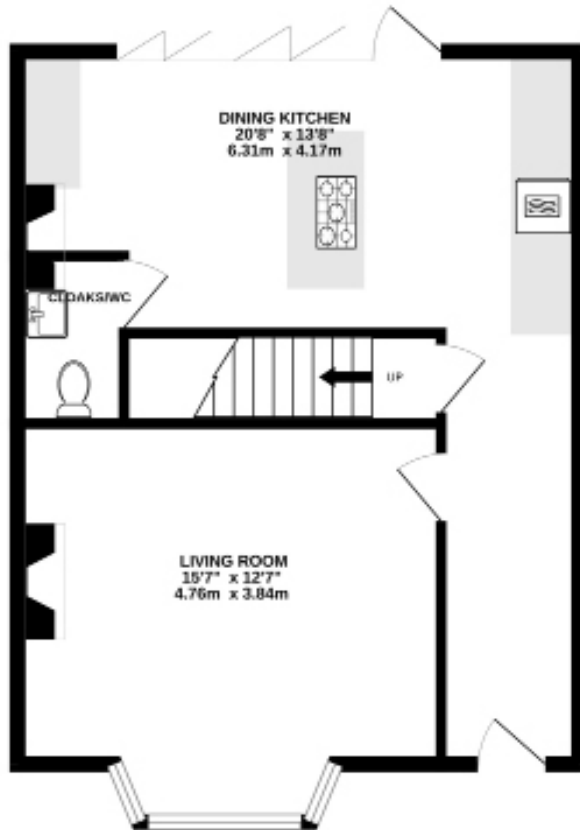
The property is offered with gas fired central heating and double glazing throughout and briefly comprises; light and airy kitchen/diner offered high end kitchen units and quality built in appliances as well as having bi-fold doors leading to a courtyard garden and a w/c. The living room offers a lovely space with plenty of natural light.

To the first floor the property offers three bedrooms and a house bathroom with lovely modern suite comprise; bath, separate shower, w/c and wash basin. The top floor offers another two bedrooms with a further bathroom and useful store room.

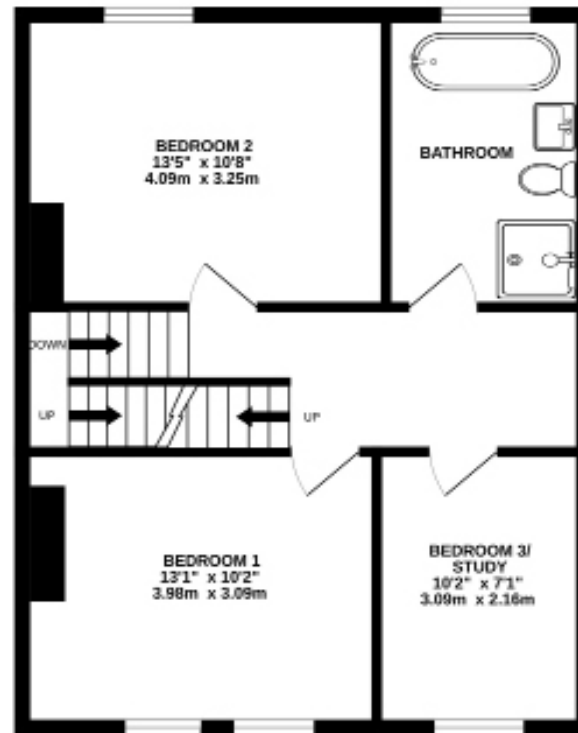
Externally the property is offered with a lovely courtyard garden accessed by a private gate.



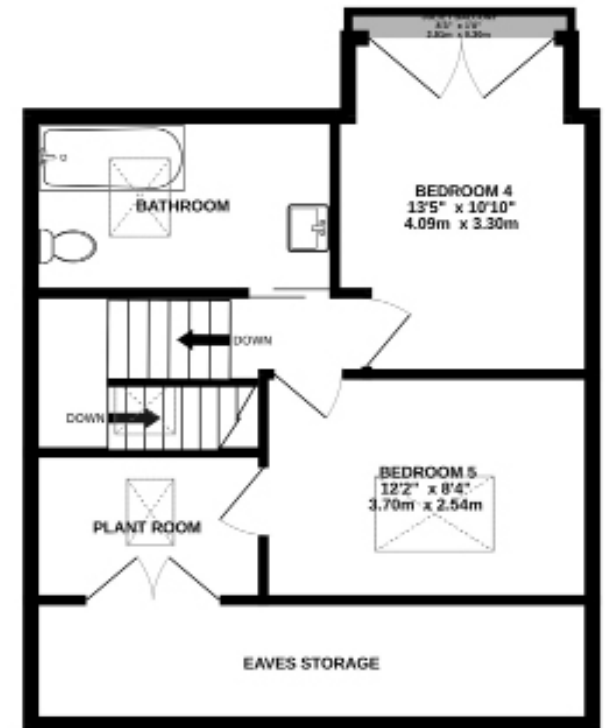
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



FIRST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



SECOND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1648sq.ft. (153.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.