

7 French Street Harrogate, HG1 4DA

A modern two bedroom mid terraced house set in this popular residential area close to Harrogate town centre and all amenities The property benefits from a useable loft room, gas central heating, double glazing, low maintenance garden. Briefly comprises: Front door leading into lounge, kitchen, bathroom. Stairs to first floor, two bedrooms and useful loft space accessed by drop down ladder. Externally: Enclosed patio and gravelled garden with a fenced perimeter to the front aspect and a small enclosed patio area to the rear. IDEAL FOR A WIDE RANGE OF BUYERS.

Asking Price £180,000

7 French Street

Harrogate, HG1 4DA



- MID TERRACED PROPERTY
- USEABLE LOFT SPACE
- CLOSE TO HARROGATE TOWN CENTRE
- TWO BEDROOMS
- ENCLOSED PATIO GARDEN
- POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES
- MODERN KITCHEN + BATHROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- IDEAL FOR A WIDE RANGE OF BUYERS

FRONT DOOR

Double glazed front door leading to:

LOUNGE

12' x 11'5" (3.66m x 3.48m)

Double glazed window to front aspect, laminate wood flooring, feature fire place housing gas fire, radiator, tv point, inset ceiling spot lights.

KITCHEN

12'1"x 7'9" (3.68mx 2.36m)

Range of modern wall and base units with roll top work surface over, stainless steel sink unit housing basin and drainer with swivel mixer tap, integrated four ring gas hob and oven with extractor hood over, space for under counter fridge, space and plumbing for washing machine, inset ceiling spot lights, laminate wood flooring, double glazed window and door to rear aspect, under stairs storage area, stairs to first floor.

BATHROOM

7'2" x 4'9" (2.18m x 1.45m)

White suite comprising: Panelled bath with overhead chrome mains shower attachment, pedestal hand wash basin and taps, low level W.C., tiled floor, inset ceiling spot lights, chrome heated towel radiator, extractor fan, double glazed window to side aspect,

FIRST FLOOR

BEDROOM ONE

8'11" x 11'10" (2.72m x 3.61m)

Double glazed window to rear aspect, over stairs storage cupboard, built in wardrobe, laminate wood flooring.

BEDROOM TWO

12' x 7'8" (3.66m x 2.34m)

Double glazed window to front aspect, double radiator, loft access.

LOFT SPACE

12' x 11' (3.66m x 3.35m)

Good sized useable loft space with velux window, carpeted flooring and accessed by drop down ladder.

EXTERNALLY

FRONT GARDEN

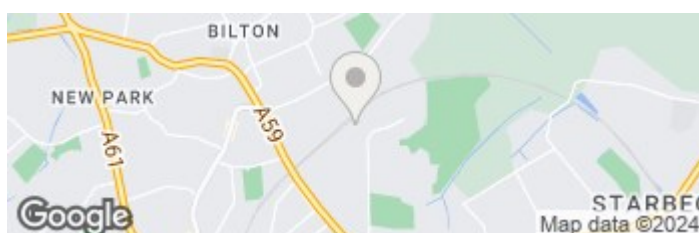
Enclosed low maintenance patio and gravelled garden with fenced perimeter.

REAR GARDEN

Enclosed patio area.

AGENTS NOTES

On Street Parking

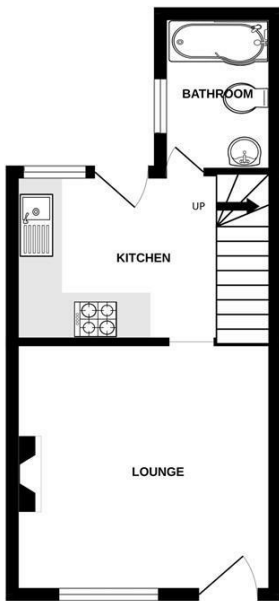


[Directions](#)

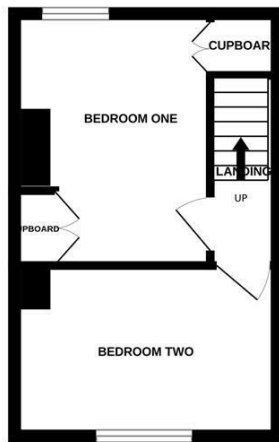


Floor Plan

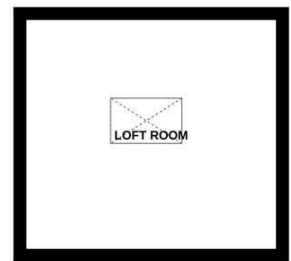
GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



ATTIC ROOM
132 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	