



22 Providence Terrace, Harrogate

£265,000 Guide Price



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A beautifully presented stone-fronted inner terrace home offering well-appointed accommodation arranged over two floors, ideally situated in this highly convenient town-centre location just off the ever-popular King's Road. Known for its vibrant selection of shops, cafés and bars, the property is also within easy walking distance of Harrogate town centre.

Externally, the property features an attractive stone frontage with a small forecourt garden. To the rear is an enclosed, low-maintenance courtyard with access to a rear service lane via secure gates.

Providence Terrace is a quiet position, yet convenient for Harrogate town centre and its amenities, being just a few minutes' walk away. Offered for sale with no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



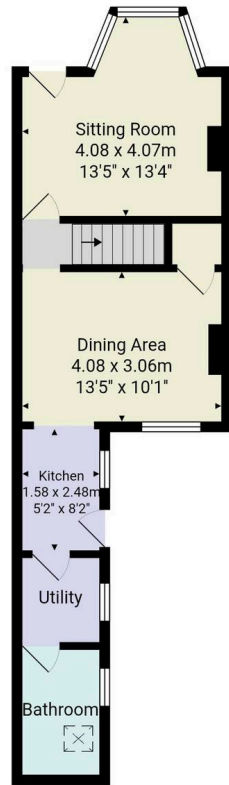
The accommodation opens into a bright and welcoming bay-fronted sitting room, featuring attractive wooden flooring, a feature fireplace and built-in alcove shelving, creating a stylish yet comfortable living space.

To the rear, the property boasts a spacious open-plan dining kitchen fitted with a range of wooden wall and base units, complemented by contrasting work surfaces and a tiled splashback. A range-style cooker provides a focal point, while ample space is available for dining. Character features including an exposed brick fireplace recess and alcove shelving add charm. Beyond this, a useful utility area offers additional storage and worktop space, along with access to the rear courtyard.

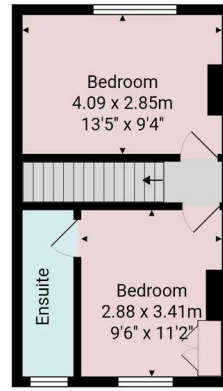
The ground floor bathroom is well-appointed with contemporary tiling and includes a freestanding bath, wash basin set on a vanity unit and WC. A Velux window allows natural light to flood the space, complemented by a heated towel rail.

To the first floor are two generously sized double bedrooms. The principal bedroom benefits from an en-suite shower room fitted with a modern suite, while the second bedroom includes a useful pull-down loft ladder providing access to additional storage.





Ground Floor



First Floor

Total Area: 72.6 m² ... 782 ft²

All measurements are approximate and for display purposes only.

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