

FOR SALE



Truro Road, Harrogate, HG3 2TD
Asking Price Of £200,000

MARTIN&CO



Property Features include:

- Two bedroom mid-terrace home
- Ideal first-time purchase
- Quiet street location with good access to local amenities
- Low-maintenance courtyard garden with stone patio
- Garage access from rear providing useful storage
- Kitchen/diner fitted with wood-style units
- Two well-proportioned first-floor bedrooms
- Modern bathroom with three-piece suite and shower over bath



Situated on a quiet residential street in the ever-popular town of Harrogate, this well-presented two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers looking for a home that combines comfort, convenience, and value.

The location is particularly appealing, with local shops, a primary school, and a leisure centre all within easy reach. The property also benefits from excellent access to nearby countryside walks as well as Harrogate town centre, making it ideal for those who want both urban convenience and green open spaces.

Inside, the property offers a spacious and welcoming living room, complete with a useful under-stairs storage cupboard. To the rear, the kitchen/diner is fitted with a range of wood-style units and a cooker, providing a practical and functional cooking space. There is ample room for a dining table, making it perfectly suited to both couples and young families.

From here, an external door leads out to a well-presented, low-maintenance courtyard-style garden, featuring a stone patio-ideal for outdoor dining and relaxing. A few steps lead down to the garage and rear access, adding further practicality.

Upstairs, there are two well-proportioned bedrooms along with a modern and practical house bathroom fitted with a three-piece suite and shower over the bath.

Well maintained throughout, this charming home is ready to move into and would make a truly lovely first purchase for those looking to step onto the property ladder in a sought-after Harrogate location.

Further useful information regarding this fantastic property includes:

Tenure: Freehold

Council Tax Band: B

Services: Mains electricity, gas, and water

Broadband availability: Full fibre to the property with estimated speeds up to 1,600 Mbps

Mobile Coverage: O2, Vodafone, Three & EE
TV & Satellite availability: VIRGIN, Sky & BT

Flood Risk: Very low risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total Area: 59.9 m² ... 645 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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