



27 Delamere Crescent, Harrogate

£215,000



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A superb two bedroom house situated in this well established residential position on the sought-after south-eastern side of Harrogate.

Externally, the property enjoys a neatly maintained lawned garden to the front with mature planted borders, enhancing the property's kerb appeal. To the rear is a delightful enclosed courtyard garden, providing an ideal space for outdoor entertaining, with gated access to the rear service road.

The property occupies a desirable position within a popular residential area, conveniently located for a wide range of local shops, supermarkets, schools, recreational facilities and regular transport links. Harrogate town centre is within easy reach, offering an excellent selection of restaurants, bars, boutiques and commuter connections.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



The accommodation opens via an entrance hall leading into a bright and welcoming lounge, featuring a charming bay window to the front elevation that floods the room with natural light. To the rear is a dining kitchen, fitted with a range of contemporary wall and base units, incorporating a built-in oven and hob, integrated fridge/freezer, stainless-steel sink unit and ample space for dining. A rear door provides direct access to the enclosed garden.

To the first floor are two well-proportioned bedrooms, together with a modern house bathroom comprising a three-piece suite including a bath with shower over, low-flush WC, and pedestal wash basin.





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