



## Rawson Street, Harrogate, HG1 4NU

- Ideal opportunity for first-time buyers and growing families
- Open and airy ground floor layout
- Private rear courtyard ideal for outdoor enjoyment
- Close to local amenities and excellent public transport links
- Early viewing highly recommended
- Three generous double bedrooms
- Warm and inviting atmosphere throughout the home
- Off-road parking available for one vehicle
- Situated within desirable school catchment areas
- Council Tax Band B

**Guide Price £275,000**

# Rawson Street, Harrogate, HG1 4NU

## DESCRIPTION

Located on Rawson Street, this mid-terrace house presents an excellent opportunity for first-time buyers and families alike. The property boasts three spacious double bedrooms, providing ample room for relaxation and personal space.

As you enter, you will find an open and airy downstairs layout that seamlessly combines the kitchen and dining area with a comfortable lounge, perfect for both entertaining guests and enjoying quiet family evenings. The design encourages a warm and inviting atmosphere, making it a wonderful place to call home.

The property also features a well-maintained bathroom, ensuring convenience for all residents. Outside, you will discover a private rear courtyard, offering a tranquil retreat for outdoor activities or simply unwinding in the fresh air. Additionally, off-road parking for one vehicle adds to the practicality of this lovely home.

Situated close to local amenities, public transport links, and within desirable school catchment areas, this property is ideally located for those seeking a vibrant community lifestyle. With its combination of space, comfort, and convenience, this home on Rawson Street is not to be missed.



## EPC

Energy rating D

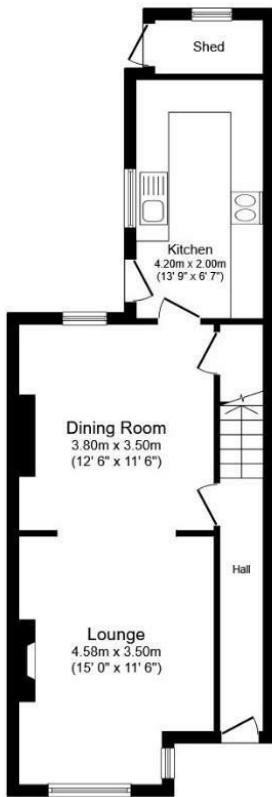
This property produces 4.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





**Ground Floor**

Total floor area 107.6 sq.m. (1,159 sq.ft.) approx

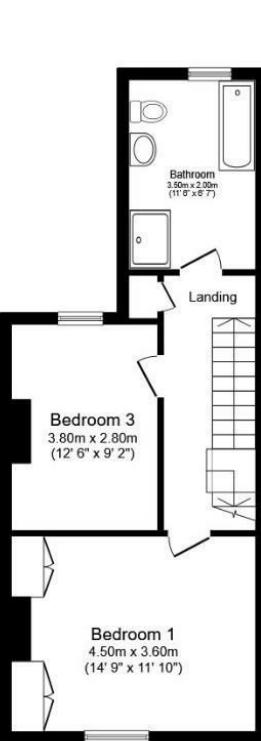
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

#### Viewings

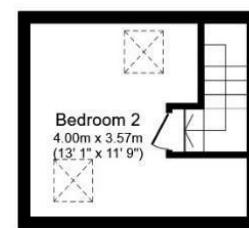
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



**First Floor**



**Second Floor**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.