



## 44 Grey Street, Harrogate

£260,000



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A very well presented two bedroom mid-terrace property, offering stylish and well-appointed accommodation in this highly sought-after residential location. The property has been well maintained throughout and benefits from modern fixtures and fittings, gas central heating, an enclosed courtyard garden and a recently installed gas boiler. Situated close to excellent local amenities, well-regarded schools and convenient transport links, the property is ideally suited to first-time buyers, professional couples or those seeking an investment opportunity.

#### OUTSIDE

To the rear of the property there is an attractive enclosed courtyard garden providing a private outdoor sitting area.

#### AGENTS NOTE

The property benefits from a gas-fired central heating system with a new boiler installed in 2018.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### GROUND FLOOR

The sitting room is a welcoming reception room featuring an attractive fireplace and fitted cabinet.

There is a separate dining room providing a further reception room and an ideal space for dining and entertaining.

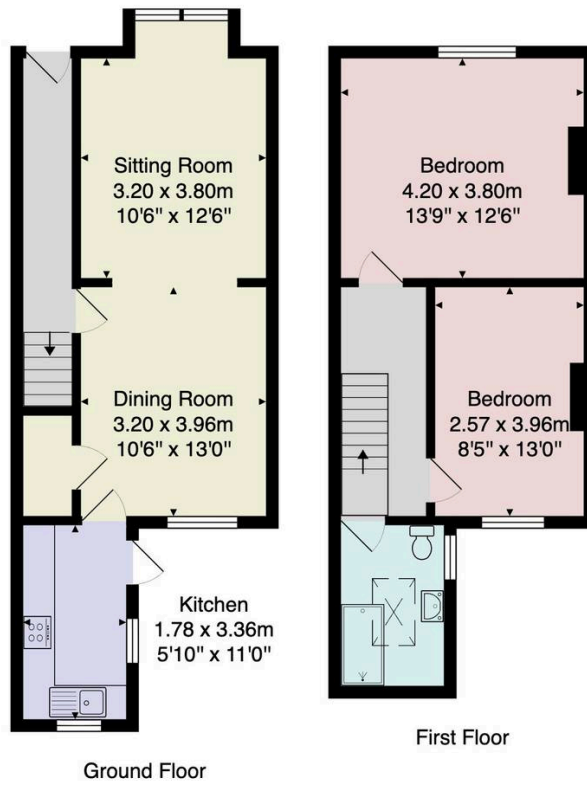
The kitchen is fitted with a range of modern wall and base units and incorporates a gas hob, double oven and a range of recently fitted appliances including a fridge freezer, dishwasher and washing machine.

#### FIRST FLOOR

On the first floor there are two good sized bedrooms.

The accommodation is served by a modern bathroom fitted with a white suite comprising WC, washbasin and bath with shower above.





Total Area: 79.1 m<sup>2</sup> ... 851 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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