

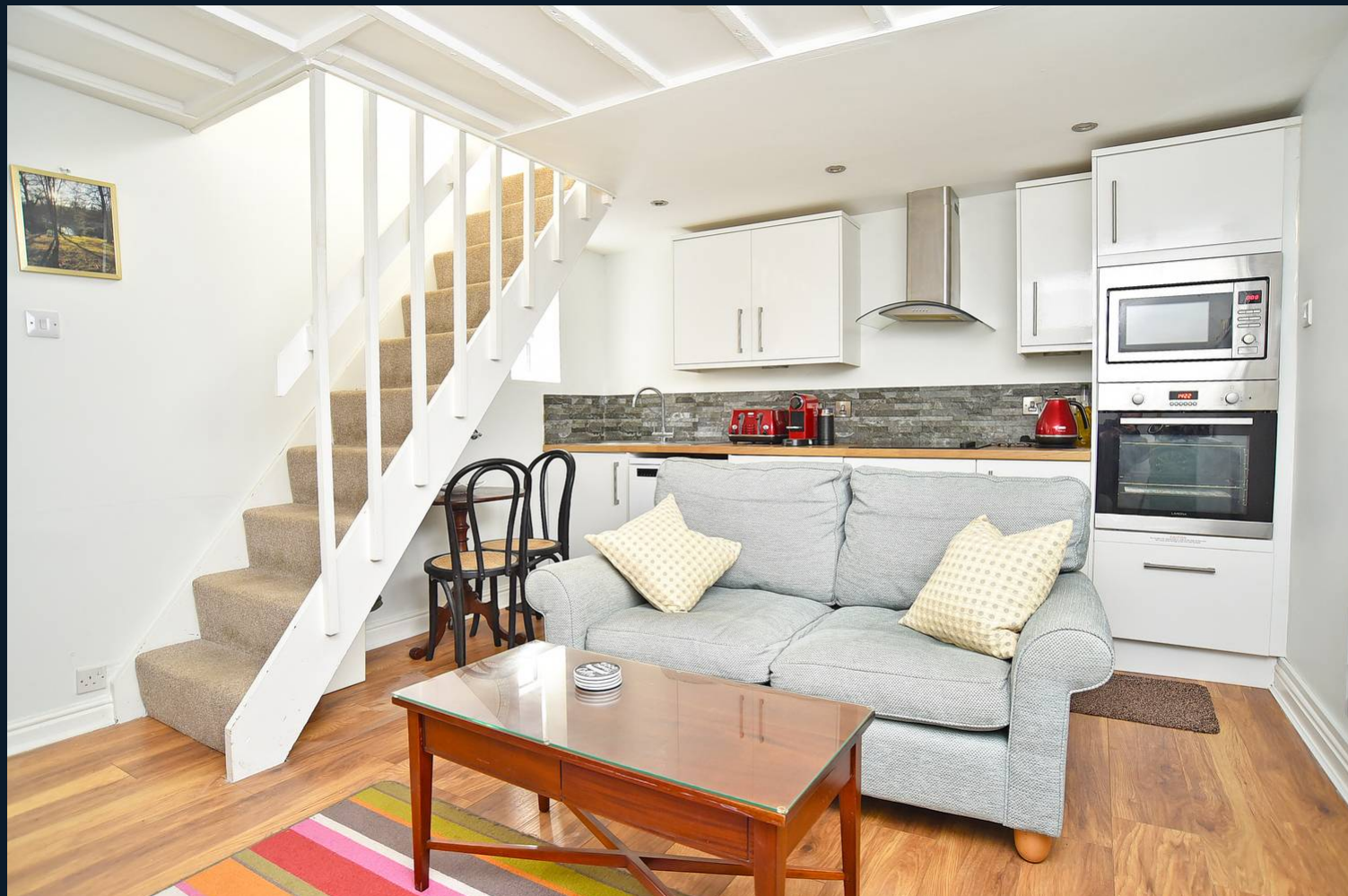


30a Russell Street, HARROGATE

£160,000 Freehold



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WINNING AGENT**
#DARINGTOBEDIFFERENT



A charming one-bedroom cottage offering well-appointed accommodation arranged over two floors, located in this highly sought-after position just off Leeds Road.

The well-presented accommodation comprises an open-plan living room and kitchen, a double bedroom and a modern bathroom.

Occupying an extremely popular and convenient setting on the south side of Harrogate, the property is within easy reach of excellent local amenities, including the Leeds Road shopping parade and Hornbeam Park railway station. Offered for sale with no onward chain.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



ACCOMMODATION

GROUND FLOOR

OPEN-PLAN LIVING AREA WITH KITCHEN

KITCHEN AREA

Fitted with a range of white wall and base units. Integrated fridge, plumbing for washing machine, and built-in oven, microwave oven and ceramic hob

LIVING AREA

With laminate wood flooring and alcove. Electric heater and log burner. Windows to sides.

FIRST FLOOR

BEDROOM

Windows to side and rear. Electric heater.

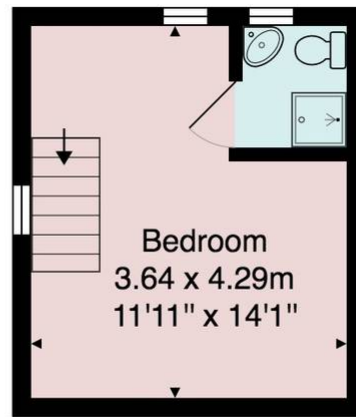
BATHROOM

White suite comprising low-flush WC, washbasin and shower. Window to side, modern tiling and heated towel rail.





Ground Floor



First Floor

Total Area: 36.2 m² ... 390 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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