



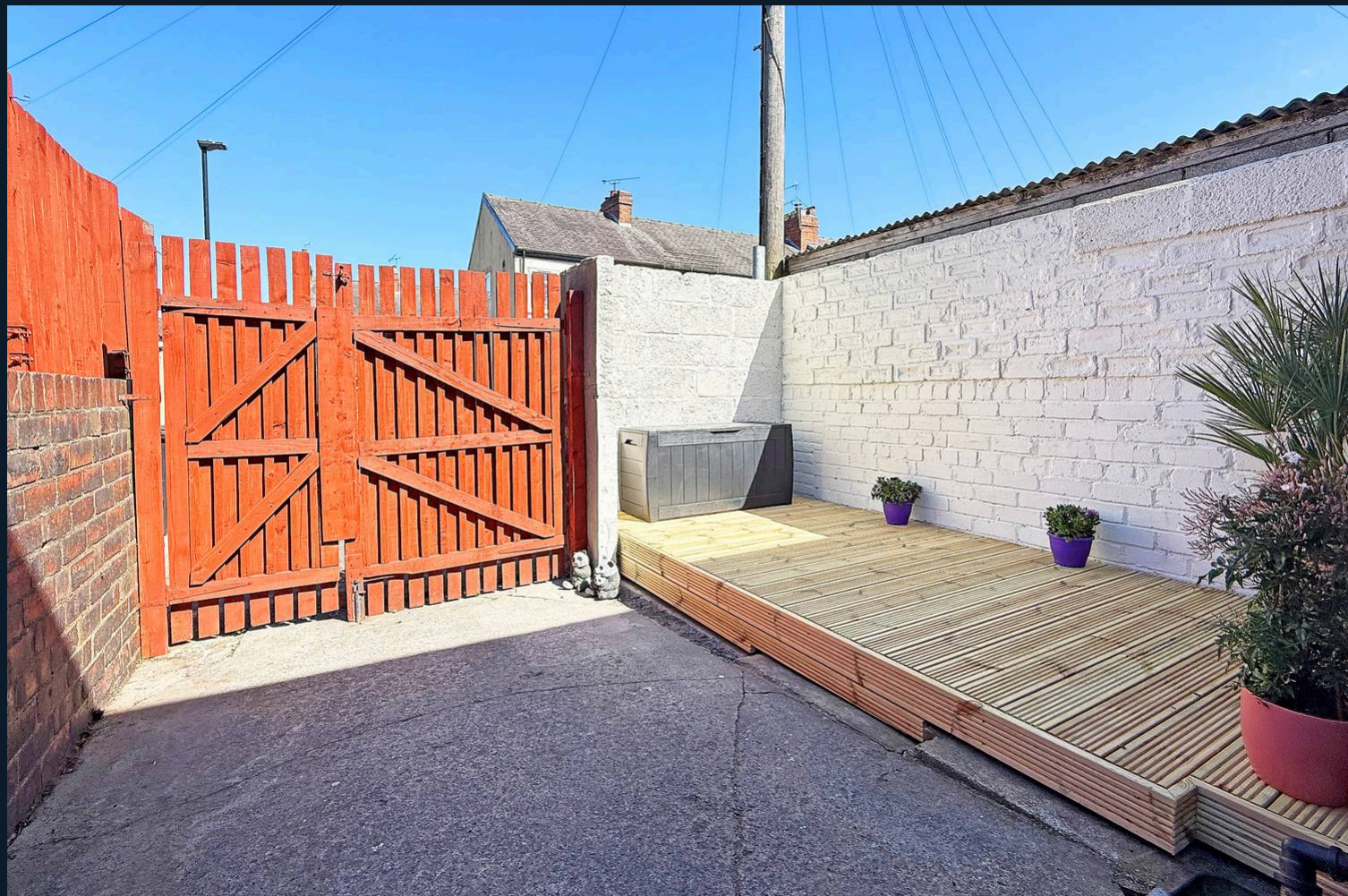
3 Baden Street, Harrogate

£197,500



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A well-presented two-bedroom end-terrace home with a private courtyard garden, ideally positioned within easy reach of local amenities and transport links.

This attractive property offers well-balanced accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors.

Externally, the property benefits from an enclosed rear courtyard garden designed for low maintenance, featuring a decked seating area ideal for relaxing or entertaining. Gated access provides added convenience and a sense of privacy. To the front, the property enjoys a traditional terrace setting with on-street parking available.

Situated on a quiet residential street just north of Harrogate town centre, the property is well placed for access to a wide range of local amenities, schools, and transport links. Nearby footpaths provide excellent opportunities for walking and outdoor pursuits, including access to the scenic Nidd Gorge.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

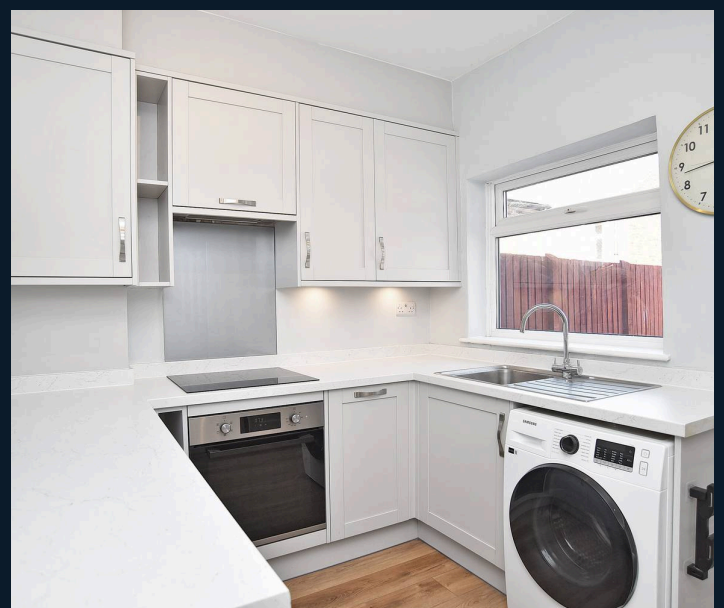
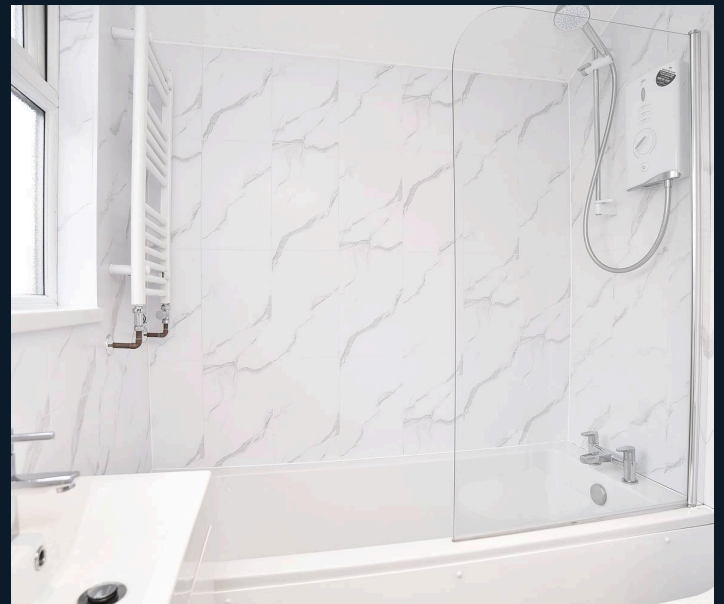


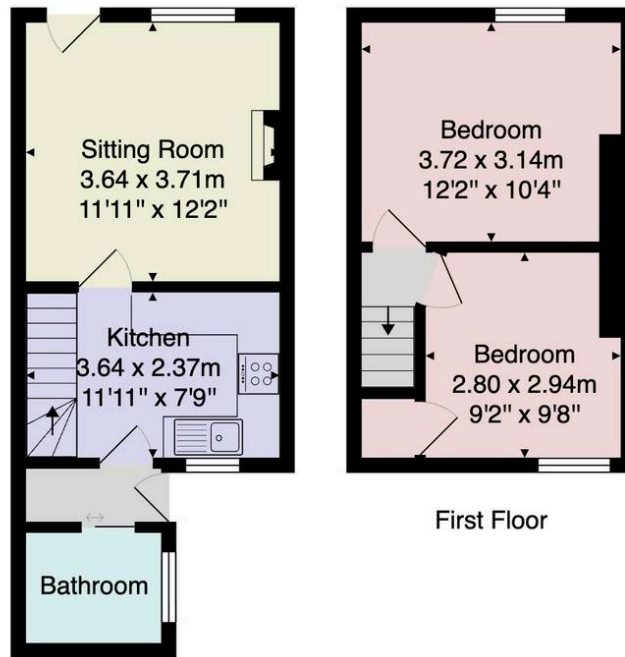
The ground floor comprises a welcoming sitting room featuring a fireplace with modern surround and contrasting feature wall, creating a cosy focal point. A large window allows for plenty of natural light, enhancing the bright and comfortable feel of the space.

To the rear, the kitchen is fitted with a modern range of wall and base units, complemented by work surfaces and a stainless steel sink positioned beneath a window. Integrated appliances include an oven and hob with extractor over, along with space and plumbing for a washing machine. The layout is practical and efficient, offering ample storage and preparation space, with the staircase rising from the kitchen to the first floor.

A rear inner area provides space suitable for a fridge freezer and additional storage. The ground floor is completed by a bathroom fitted with a modern white suite, comprising a panelled bath with shower over and glass screen, wash hand basin, and WC. Contemporary wall tiling and a heated towel rail create a clean and functional finish.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is a bright and spacious room with a large window allowing for good natural light, along with a useful recessed area suitable for storage or additional furniture. The second bedroom is also a comfortable double, offering flexibility for use as a guest room, home office, or dressing room.





Ground Floor

First Floor

Total Area: 51.1 m² ... 550 ft²

All measurements are approximate and for display purposes only.

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