



Baldwin Street, Harrogate, HG1 2DE

- Three-bedroom end terrace property
- Bi-folding doors leading to an enclosed rear garden
- Three well-proportioned bedrooms
- Private, low-maintenance rear garden
- Early viewing highly recommended
- Bright open plan living and kitchen area
- Separate utility room for laundry and storage
- Family bathroom with white suite and shower cubicle
- Close to schools, shops, public transport
- Council Tax Band B

Guide Price £240,000



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DESCRIPTION

Located on the popular Baldwin Street, this end terrace property offers spacious and practical accommodation, ideally suited to a range of buyers including families, professionals, and investors.

The ground floor comprises an open bright front reception room, providing a comfortable main living area. To the rear, there is an open-plan kitchen and dining space, fitted with a range of base and wall units.

A separate utility room is accessed from the kitchen, providing useful additional space for laundry appliances and storage, helping to keep the main living areas clear and functional. Bi-folding doors open directly onto the enclosed rear garden, allowing for excellent natural light and convenient access to the outdoor space.

On the first and second floor, the property offers three well-proportioned bedrooms, along with a family bathroom fitted with a white suite including a bath and a separate shower cubicle.

Externally, the rear garden is private and enclosed, offering low-maintenance outdoor space. On-street parking is available to the front and back of the property.

The property is located within easy reach of Harrogate town centre, and is well-positioned for access to local schools, shops, and public transport, including rail links to Leeds and York.

EPC

Energy rating D

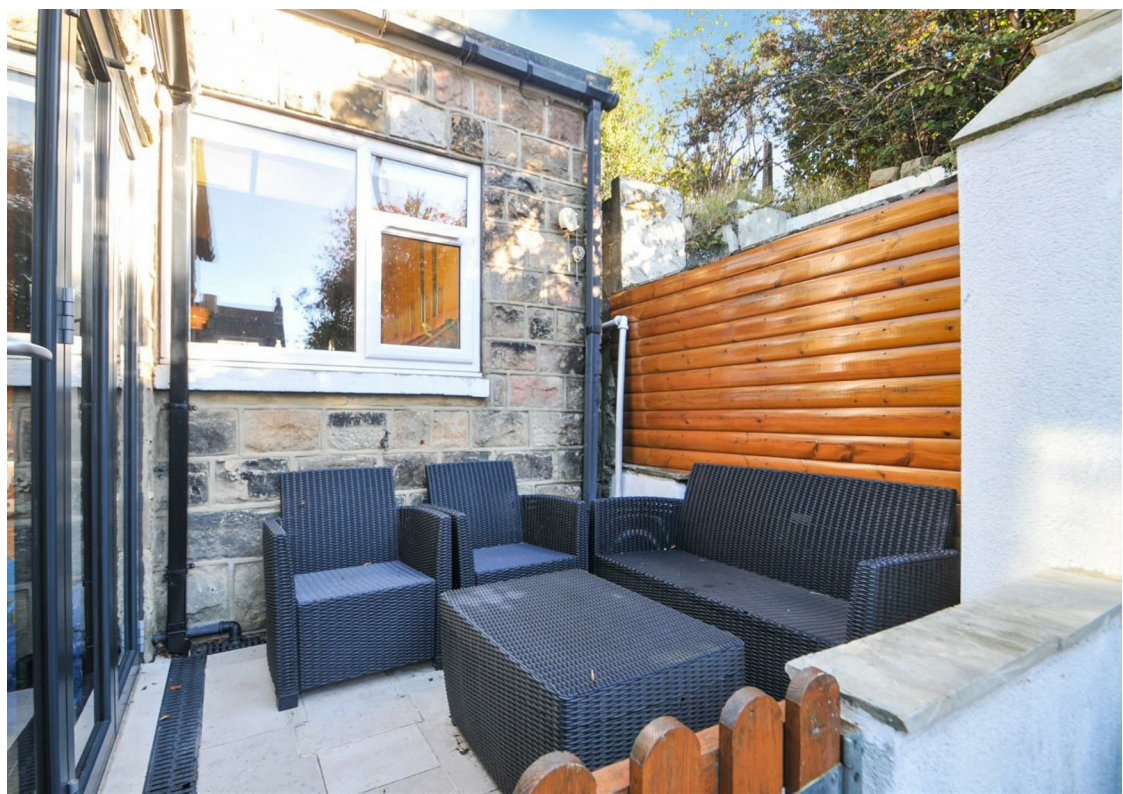
This property produces 5.0 tonnes of CO2

Material Information - Harrogate

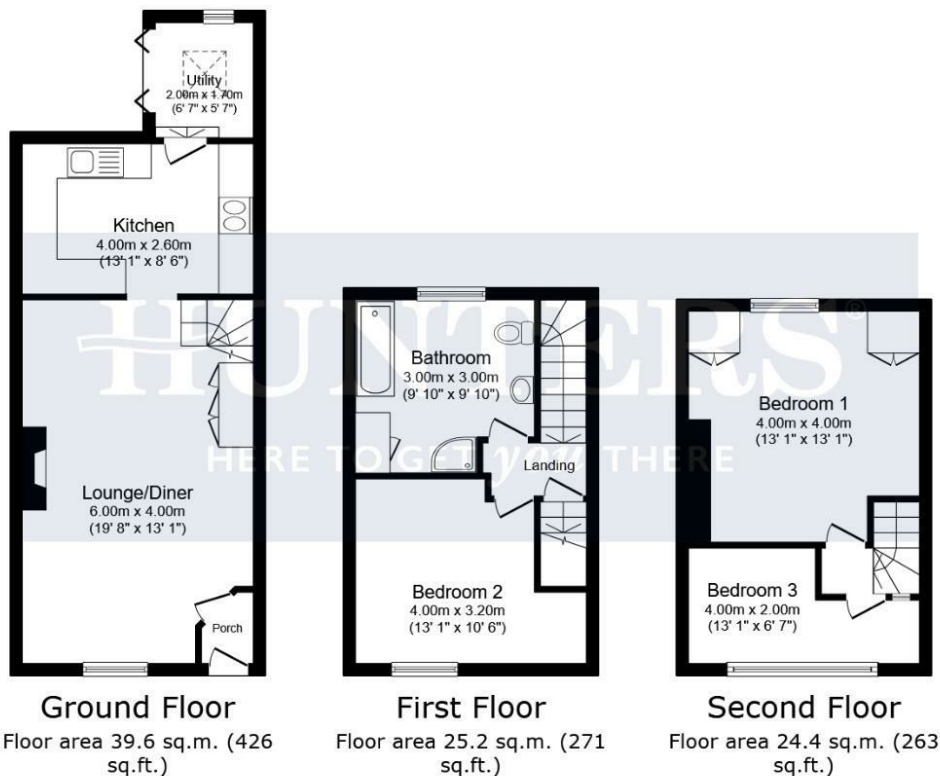
Tenure Type: Freehold

Council Tax Banding: B





18, Baldwin Street, Harrogate, HG1 2DE, GB



Total floor area: 89.2 sq.m. (960 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Viewings

Please contact 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.

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		
(55-68)	D		
(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.



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