



## 9 Strawberry Dale Terrace, Harrogate

£345,000



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A well-presented four-bedroom townhouse situated in this central position in the heart of Harrogate town centre, with a small enclosed courtyard garden. This super property provides modern accommodation, with two reception rooms and well-equipped kitchen. There is also a downstairs WC, and utility room. Upstairs, there are four good-sized bedrooms, a modern bathroom and separate WC.

The property is situated in a most convenient location, just a few minutes' walk from the amenities of Harrogate town centre, the bus and railway stations, shops, bars, and restaurants.

#### OUTSIDE

Forecourt garden to front. Enclosed small courtyard garden to the rear.

#### AGENT'S NOTES

The property has gas central heating, with a modern boiler, fitted in Summer 2024.

The property is fully double glazed, with the exception of one window in the toilet on the first floor.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



**GROUND FLOOR**  
**ENTRANCE HALL**

**SITTING ROOM**

A spacious reception room with bay window.

**DINING ROOM**

A further reception room with stone flooring.

**KITCHEN**

With a range of fitted units with granite worktops and sink. Gas hob, integrated double oven and space for appliances. Integrated dishwasher.

**UTILITY ROOM**

With fitted units, worktop and sink. Space and plumbing for washing machine.

**CLOAKROOM**

With WC.

**FIRST FLOOR**

**BEDROOMS**

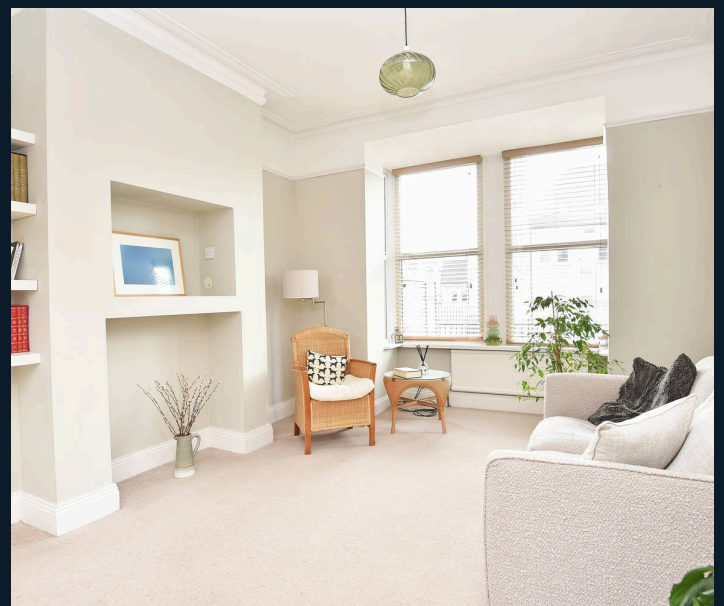
There are two bedrooms on the first floor, one double, one single.

**BATHROOM**

A white suite with large shower, free-standing bath, and washbasin sat atop a vanity unit. Heated towel rail.

**SEPARATE WC**

WC and washbasin





Ground Floor

First Floor  
Total Area: 121.3 m<sup>2</sup> ... 1306 ft<sup>2</sup>

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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

