



16 Grey Street, Harrogate

£285,000



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**A stylish two-bedroom mid-terrace property occupying a highly sought-after position on Harrogate's desirable south side, within easy reach of excellent local amenities, highly regarded schools and transport links.**

Tastefully updated throughout and offered in move-in condition, this superb home will appeal to a wide range of purchasers including first-time buyers, professional couples, downsizers and investors alike.

The property enjoys a superb south Harrogate location, with excellent local amenities close by including a popular parade of shops and the Marks & Spencer Food Hall. Oatlands Infant and Junior schools are within walking distance, along with open parkland and Hornbeam Park railway station. Excellent transport links are also available, with the Number 36 bus service operating between Ripon and Leeds every ten minutes during the day and easily accessed from Leeds Road.

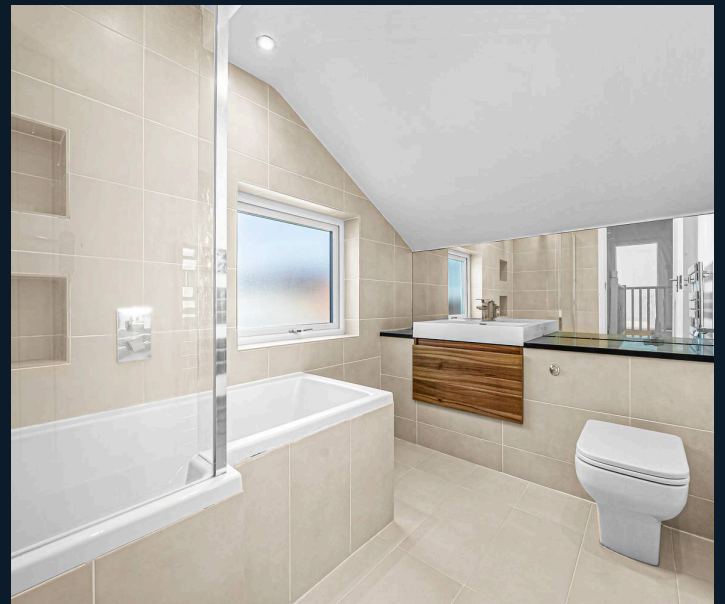


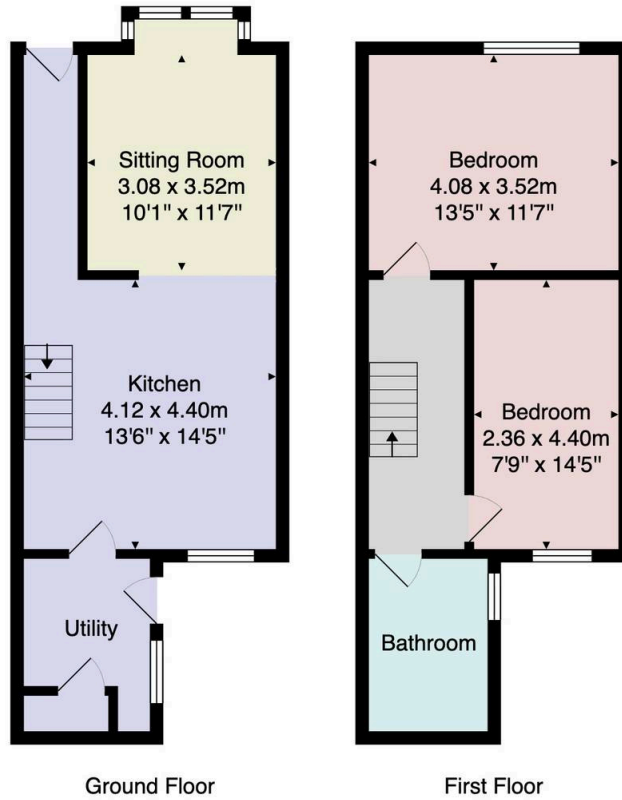
Beautifully presented throughout, this light and airy home has been thoughtfully modernised to create a superb blend of contemporary living and period character. The accommodation opens into an entrance hall which leads through to an impressive open-plan living and dining area. A large front-facing bay window floods the room with natural light, while contemporary décor, quality flooring and a modern feature fireplace create an attractive and welcoming living space.

To the rear of the property is a stylish fitted dining kitchen, appointed with a range of modern wall and base units, contrasting work surfaces, integrated appliances and a breakfast bar, providing an excellent space for both everyday living and entertaining. Beyond the kitchen is a useful utility room offering additional storage and laundry facilities, together with a modern ground-floor WC.

To the first floor, a spacious landing provides access to two generous double bedrooms, both offering excellent proportions and ample space for freestanding furniture. The contemporary house bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, vanity wash basin, low-flush WC and heated chrome towel rail. A loft hatch provides access to a useful attic storage space.

To the rear is a private enclosed courtyard garden with stone-flagged seating area and gated access, creating an ideal space for outdoor dining, entertaining or relaxing.





Total Area: 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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