1 The Cottage, Elmwood Street

£210,000 Guide Price

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A beautifully presented two-bedroom semi-detached home, ideally positioned just off Kings Road and within walking distance of Harrogate town centre. Finished to a high standard, it combines stylish interiors with a private courtyard garden and would suit a range of buyers, including first-time buyers, professionals and downsizers. Currently run as a successful holiday let, the property also offers investment potential.

There is flexibility over how the property is sold: it can be purchased fully furnished with the holiday let in operation, fully furnished without the letting arrangement, or vacant. Furniture is available by separate negotiation.

Harrogate town centre is a short walk away, with a wide choice of shops, restaurants, bars, schools and leisure facilities. A local bus route is also nearby, and the property is conveniently placed for major road and rail links.

Council Tax band: C

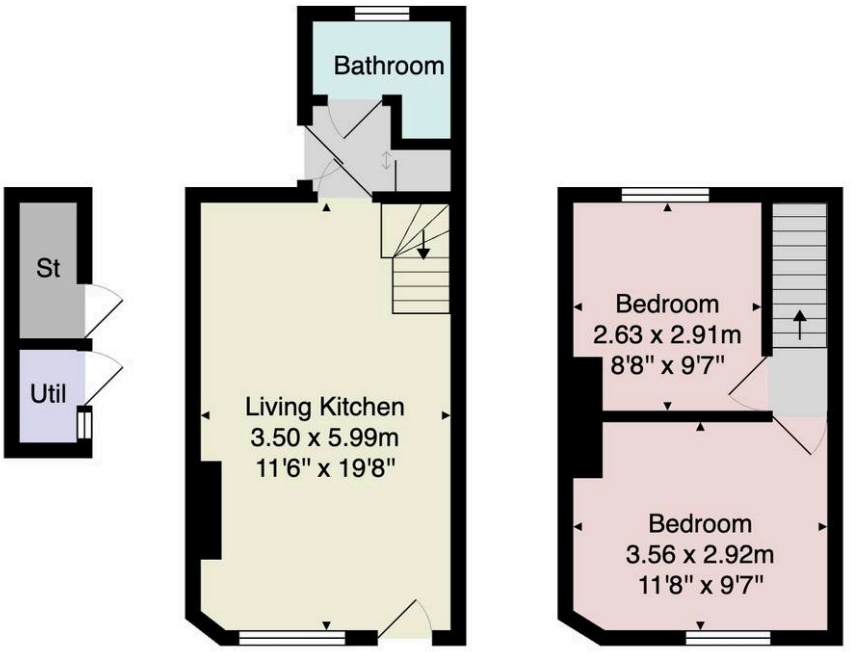
Tenure: Freehold

EPC Energy Efficiency Rating: D

The ground floor centres on an open-plan living and breakfast kitchen, with distinct areas for relaxing and dining. The sitting area features a stove set within a recessed fireplace, while the kitchen is fitted with contemporary cabinetry, timber worktops, tiled splashbacks and a breakfast bar. A rear entrance hall provides useful storage and leads to a stylish bathroom with a walk-in shower and freestanding bath.

To the first floor are two double bedrooms, both presented in neutral tones and enjoying natural light from their windows.

The enclosed courtyard garden extends to the side and rear of the property, with a separate utility room and storage shed.



Total Area: 47.1 m² ... 507 ft² (excluding st, util)
All measurements are approximate and for display purposes only.
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