



## Station View, Harrogate, HG2 7JA

- Mid-terrace property situated on Station View
- Single-storey rear extension housing the kitchen and bathroom
- Just a short two-minute walk to Starbeck Station
- Private rear yard for outdoor relaxation or gardening
- Early viewing highly recommended
- Three well-proportioned bedrooms
- Additional heated and well-lit attic space
- Excellent access to local amenities, bus routes, and Starbeck High Street
- Ample on-street parking available for residents and visitors
- Council Tax Band B

**Guide Price £230,000**



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## DESCRIPTION

This mid-terrace house located on Station View boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this home is the additional attic space, which is both heated and well-lit, offering versatile options for use as a study, playroom, or extra storage. The single-storey rear extension houses the kitchen and a bathroom, providing a practical layout for everyday living.

The property is conveniently situated just a two-minute walk from Starbeck Station, ensuring easy access to transport links for commuting or exploring the surrounding areas. Local amenities are also within close reach, with bus stops and Starbeck High Street nearby, making daily errands a breeze.

Outside, the house benefits from a rear yard, providing a private outdoor space for relaxation or gardening. Additionally, there is a small strip of land beyond the access lane at the back, which has hard standing suitable for the erection of a shed, offering further storage options. Ample on-street parking is available, ensuring convenience for residents and visitors alike.

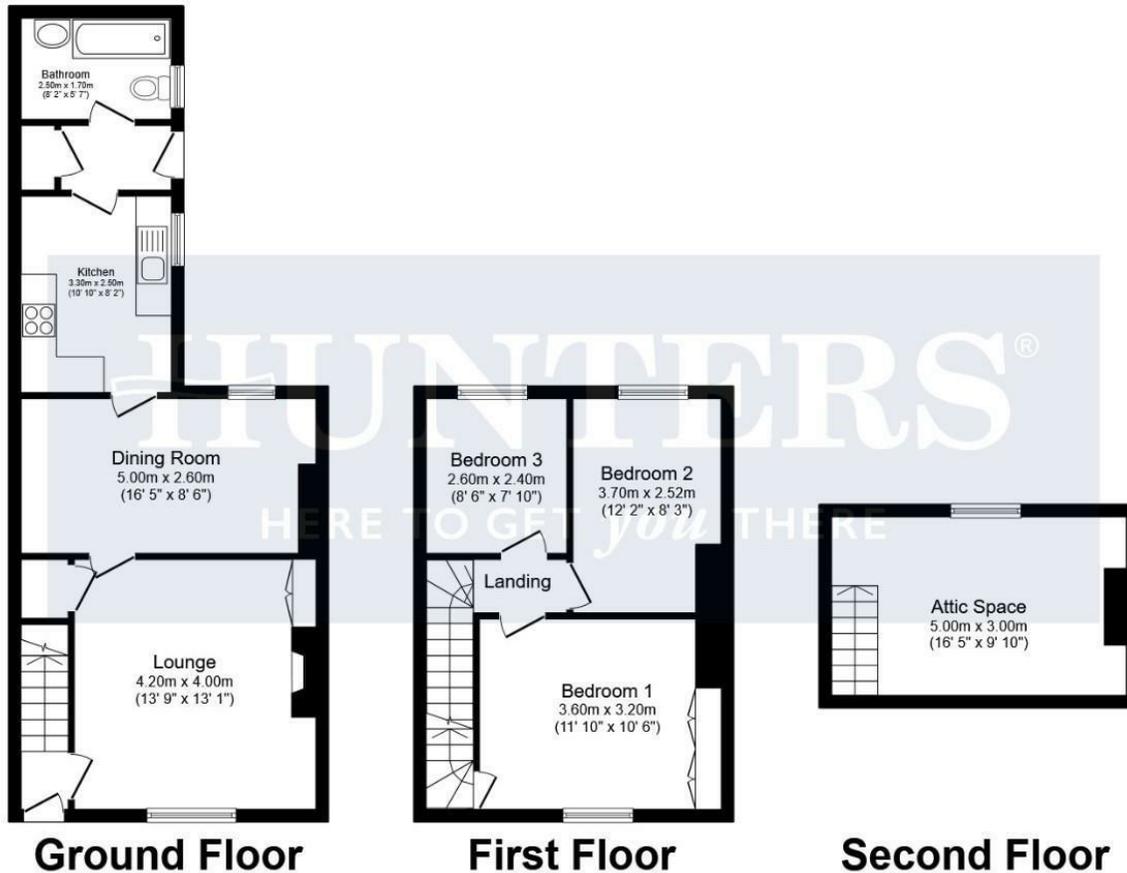
This delightful home combines comfort, practicality, and a prime location, making it a wonderful opportunity for anyone looking to settle in Harrogate. Don't miss the chance to make this property your own.



EPC  
Energy rating C  
This property produces 3.8 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: B





**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 100.3 sq.m. (1,079 sq.ft.) approx

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



**Viewings**

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

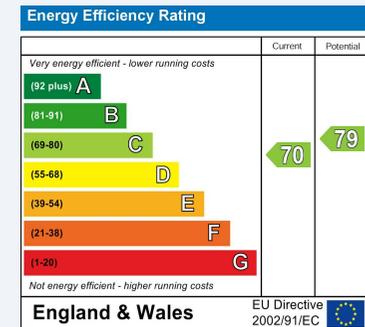
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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**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.



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.

