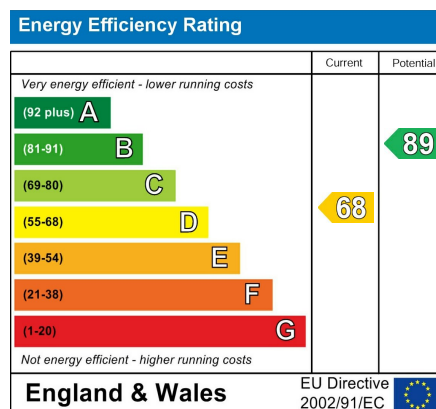


## Floor Plan



## Energy Performance Certificate



### Directions

Proceed up Kings Road and turn right onto Grove Road. Turn right down Ashfield Road bearing right where the property is easily found marked by a Hopkinson for sale board.

Council Tax Band    Tenure Freehold

### Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£195,000**

27 Ashfield Road, Harrogate, Yorkshire, HG1 5ES

## 2 Bedroom House

***A well presented two bedroom inner stone fronted terraced property located in a popular residential area close to the popular Kings Road.***

**No chain involved.**



HOPKINSONS  
E S T A T E  A G E N T S

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



Description

The property is well presented throughout and provides a great opportunity for a first time buyer or investor to rent out.

With gas fired central heating and UPVC replacement windows, the property briefly comprises; Spacious lounge, modern fitted kitchen with sink unit, electric hob, fan assisted oven and extractor fan. There is a useful under stairs storage cupboard.

A door opens to the rear entrance lobby which features a three-piece bathroom.

At first floor there are two good sizes double bedrooms.  
In the bedroom at the back, there is a concealed Ideal gas fired combo central heating boiler to the bulkhead storage cupboard.

At the rear of the property, there is a pleasant private space for outdoor sitting and entertaining.

Ashfield Road is an extremely popular and quiet residential area well served by local amenities that include shops and schools nearby. A short walk away there is access to the towns framed 200 acres Stray. Additionally on Kings Road there are artisan shops bars, restaurants and the Sainsbury's local.

