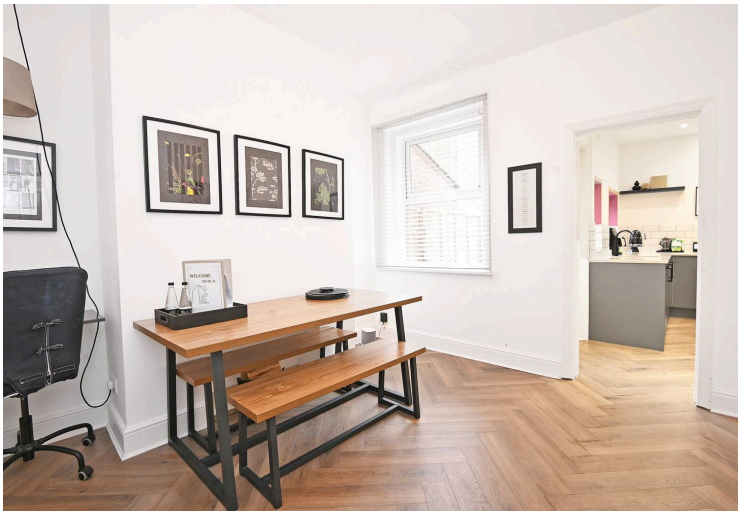






6 Dixon Terrace, Harrogate

£260,000 Guide Price

VERITY FREARSON

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#DARINGTOBEDIFFERENT



A beautifully presented two-bedroomed town house situated in this prime and popular position just off King's Road.

This stunning stone-fronted town house has been comprehensively updated by the current owners to now provide accommodation, appointed to a very high standard, comprising two large reception rooms, a modern kitchen, two double bedrooms and a stylish shower room. To the rear of the property there is an enclosed courtyard garden.

The property is situated in this most convenient location just off King's Road, well served by a range of excellent amenities and shops, and within easy walking distance of Harrogate town centre.

The property also offers a strong investment opportunity and is currently run as a very successful Airbnb with good occupancy. Our vendors would consider selling the house fully furnished.

OUTSIDE

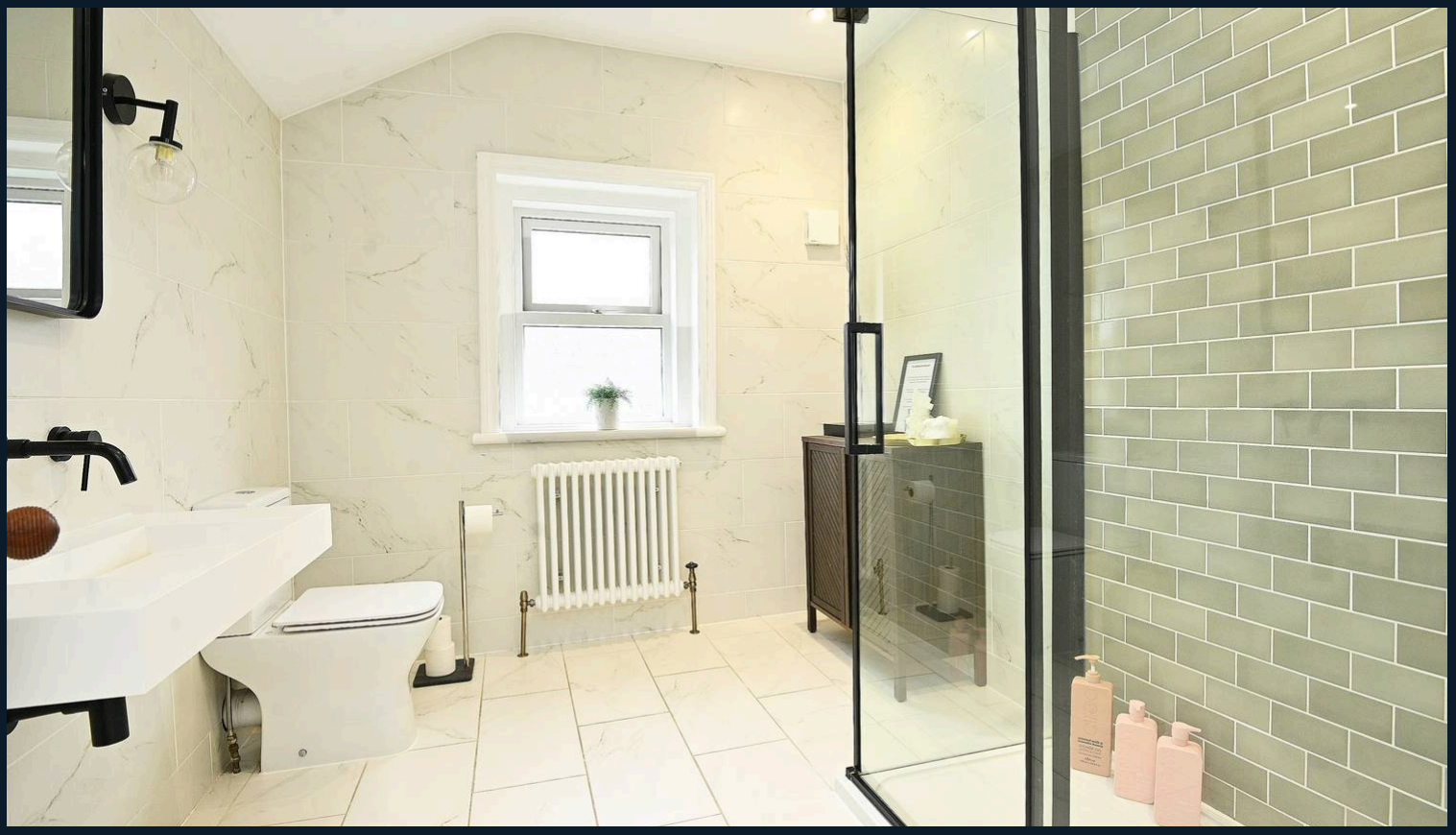
To the rear of the property there is an enclosed paved courtyard garden, providing an excellent outdoor entertaining space. Timber storage shed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



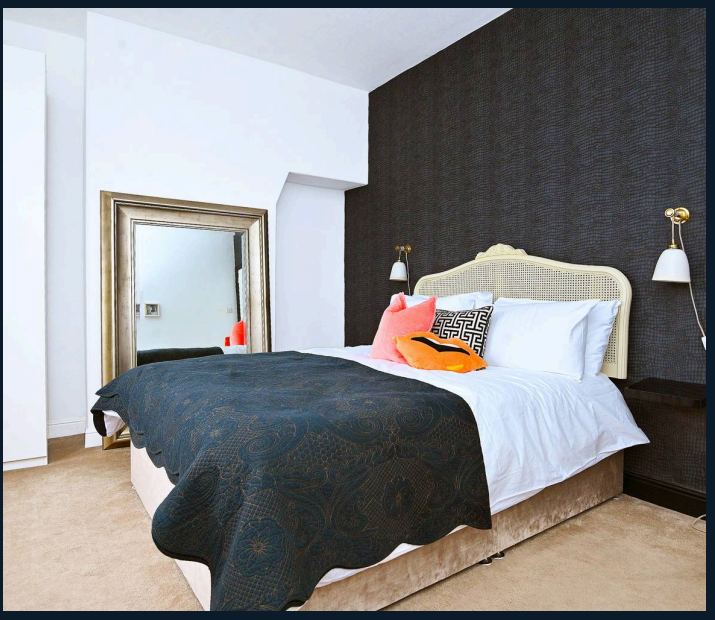
GROUND FLOOR

ENTRANCE HALL

SITTING ROOM A spacious reception room with attractive fireplace, open grate and wood surround, bay window to front with fitted shutters.

DINING ROOM A further good-sized reception room with window to rear.

KITCHEN A modern kitchen with stylish wall and base units, work surfaces and tiled splashbacks. Integrated appliances include and induction hob with extractor hood above, electric oven, drinks fridge, washing machine, dishwasher and fridge / freezer. Windows to rear and side, exterior door to side. Under-stairs cupboard.



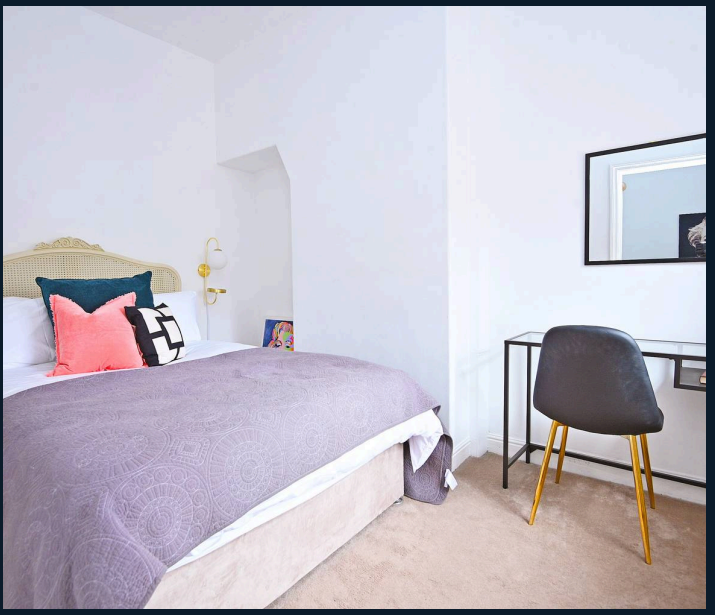
FIRST FLOOR

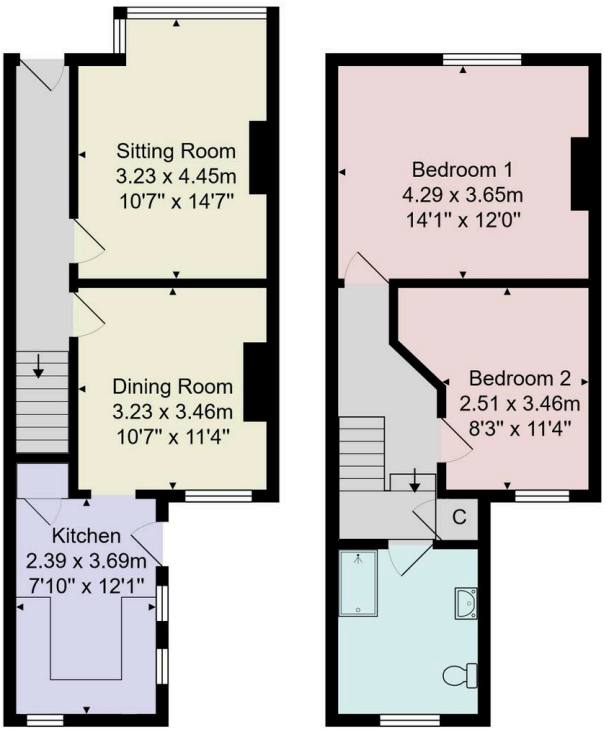
BEDROOM 1 A double bedroom with window to front.

BEDROOM 2 further double bedroom with window to rear.

SHOWER ROOM A stunning bathroom with white suite comprising WC, contemporary washbasin and large walk-in shower. Fully tiled walls and floor, window to rear.

LOFT Boarded out loft with light providing excellent storage facility.





Total Area: 82.8 m² ... 891 ft²

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.

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