



52 Wharfedale Place, Harrogate, North Yorkshire, HG2 0AY

£285,000

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A well-presented three-bedroom end-of-terrace property occupying a quiet end-of-cul-de-sac position in this desirable location, convenient for local amenities and the town centre.

This excellent home offers well-appointed accommodation including a large sitting room with wood-burning stove, together with a modern fitted dining kitchen, three bedrooms and a bathroom. A driveway at the front provides parking for two vehicles (further parking at the rear) and there is an attractive enclosed southwest-facing rear garden.

The property enjoys a peaceful setting at the end of a quiet cul-de-sac within this sought-after location, which is well served by excellent local schools and amenities. It is conveniently positioned for Harrogate town centre while also being on the edge of open countryside. Offered for sale with no onward chain.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with wood flooring and wood-burning stove. Bay window with fitted shutters.

DINING KITCHEN

Fitted with a range of units with granite worktops. Gas hob, integrated oven and space for appliances. Understairs cupboard.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor. The main bedroom has an ornamental fireplace and bay window.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

OUTSIDE

A driveway provides parking to the front for two vehicles, further parking to the rear. There is an enclosed southwest-facing rear garden with paved sitting area and timber garden shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 66.7 m² ... 718 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
<small>Energy efficiency - better ratings cost less</small>			
A			
B			
C		68	76
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcreg.com</small>			