



1 Hartwith Close, Harrogate

£175,000 Freehold



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A fantastic opportunity to acquire this two-bedroom semi-detached home, occupying a pleasant position within this established residential area. The property benefits from an enclosed rear garden, driveway parking and a detached garage, and now presents excellent scope for modernisation and improvement.

The property is ideally situated close to a range of local amenities and within comfortable walking distance of Harrogate town centre. It also provides convenient access to the A61 and A59, making it particularly well placed for commuters.

Offered for sale with no onward chain, this is an ideal purchase for first-time buyers, investors, couples, small families or down-sizers seeking a home with potential in a convenient and well-regarded Harrogate location. To the front, the property benefits from driveway parking leading to a detached garage, providing useful off-street parking and storage. To the rear is an enclosed, tiered garden incorporating a decked seating area and planted borders. The garden offers a good degree of privacy and excellent potential for landscaping or enhancement.

Council Tax band: B

Tenure: Freehold



GROUND FLOOR ENTRANCE PORCH

Providing access into the main living accommodation.

SITTING ROOM

A well-proportioned and neutrally decorated reception room, offering a comfortable living space with staircase leading to the first floor. A front-facing window provides good natural light, and a doorway leads through to the dining kitchen, creating a practical ground-floor layout.

DINING KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Built-in oven with gas hob and extractor hood above, together with plumbing for a washing machine and additional appliance space.

A rear-facing window provides natural light, and a glazed door gives direct access to the enclosed rear garden. There is space for a dining table, and the room offers clear scope for updating and reconfiguration to suit individual requirements.

FIRST FLOOR

BEDROOM 1

A well-proportioned double bedroom with two front-facing windows allowing for excellent natural light. Ample space for freestanding furniture and offering a blank canvas for redecoration.

BEDROOM 2



