

## Woodbine Terrace, Harrogate, HG1 5EG

- NO ONWARD CHAIN
- Big cellar for extra storage
- Two spacious bedrooms
- Early viewing highly recommended
- Ideal for investors and first time buyers
- Close to local amenities and town centre
- Rear courtyard
- Council Tax Band B

**Offers Over £190,000**





# Woodbine Terrace, , Harrogate, HG1 5EG

## DESCRIPTION

NO ONWARD CHAIN. Located on Woodbine Terrace, this end terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for first time buyers, investors or couples looking for extra space.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical and functional, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the cellar, providing additional storage space that is often a rarity in homes of this type. This extra area can be used for various purposes, whether it be for storing seasonal items or creating a small workshop.

The location is particularly appealing, as it is situated close to local amenities and the vibrant town centre of Harrogate. Residents will enjoy easy access to a variety of shops, cafes, and recreational facilities, making daily life both convenient and enjoyable.

EPC

Energy rating D

This property produces 3.6 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

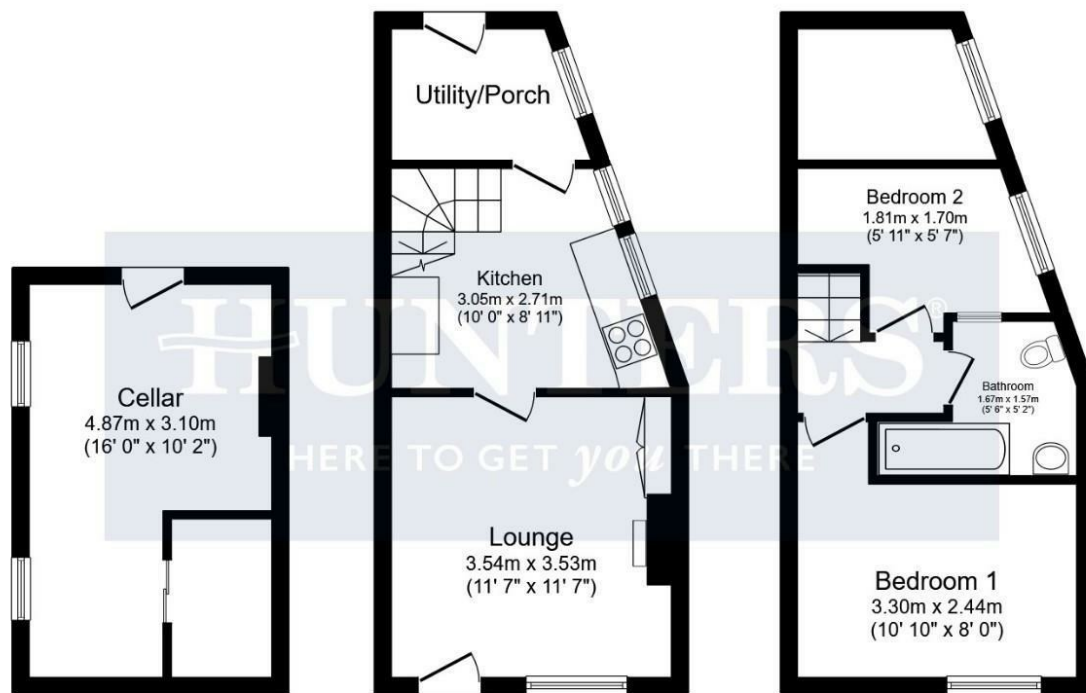








24 Woodbine Terrace, Harrogate, HG1 5EG



**Cellar**  
Floor area 15.2 sq.m. (163 sq.ft.)

**Ground Floor**  
Floor area 25.2 sq.m. (272 sq.ft.)

**First Floor**  
Floor area 25.2 sq.m. (271 sq.ft.)

Total floor area: 65.6 sq.m. (706 sq.ft.)

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

**HUNTERS**  
HERE TO GET *you* THERE

### Viewings

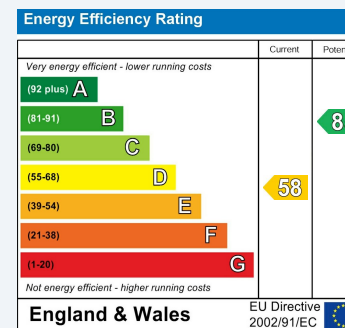
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

**HUNTERS**  
HERE TO GET *you* THERE