Rawson Street, Harrogate, HG1 4NU

- Three-bedroom mid-terrace house on Rawson Street
- Welcoming open-plan lounge and dining area with a bright layput
- Rear courtyard offers a private and peaceful outdoor retreat
- Close to Harrogate town centre and amenities nearby
- Early viewing highly recommended
- Includes two spacious double bedrooms ideal for families
- Extended kitchen with a stylish breakfast bar
- Gates to the courtyard open to create valuable off-street parking
- Excellent public transport links make commuting and travel easy
- Council Tax Band B

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Guide Price £290,000

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DESCRIPTION

Located on Rawson Street, this three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property features two spacious double bedrooms and one single bedroom, making it an ideal home for families or those seeking extra space.

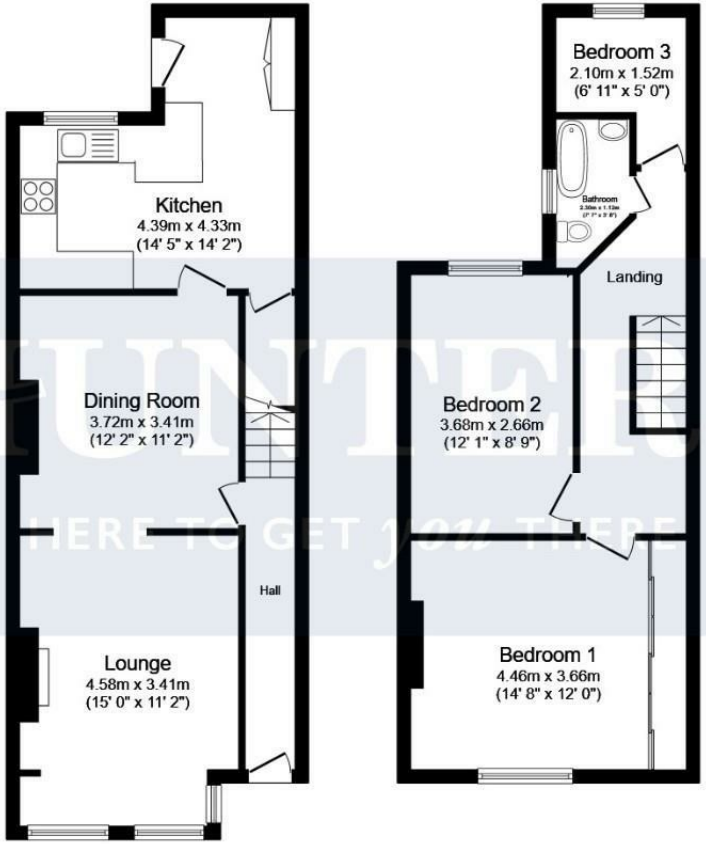
Upon entering, you are welcomed into an open-plan lounge and dining area, creating a warm and inviting atmosphere for both relaxation and entertaining. The extended kitchen, complete with a breakfast bar, is a wonderful space for culinary enthusiasts and casual dining alike.

At the rear of the property, you will find a lovely courtyard, which not only provides a serene outdoor retreat but also features gates that can be opened to create a parking space. This added convenience is a rare find in such a central location, allowing for easy access to outdoor furniture and activities.

Situated close to Harrogate town centre, this home benefits from excellent public transport links and a variety of local amenities, ensuring that everything you need is just a short stroll away. Whether you are looking to enjoy the vibrant local culture or simply relax in the comfort of your new home, this property is a fantastic opportunity not to be missed.

EPC
Energy rating D
This property produces 4.4 tonnes of CO_2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: B



Ground Floor

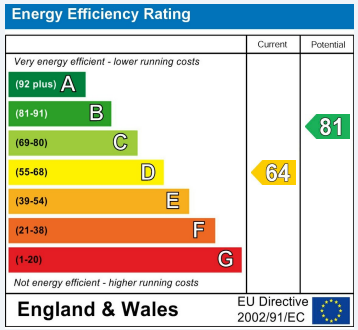
First Floor

Total floor area 94.6 sq.m. (1,018 sq.ft.) approx

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

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.

Viewings

Please contact 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.

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