

# HUNTERS®

HERE TO GET *you* THERE



## Ashfield Terrace

Harrogate, HG1 5ET

Asking Price £200,000



# Ashfield Terrace

Harrogate, HG1 5ET

Asking Price £200,000



## Entrance Porch

Access via UPVC double glazed door, UPVC double glazed windows to front and side elevations, UPVC door to:

## Lounge

12'4" x 12'2" (3.76 x 3.71)

UPVC double glazed bay window to front elevation, radiator, TV point, feature fire place, door to:

## Kitchen Dining Room

12'9" x 12'2" (3.91 x 3.73)

Quality modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset four ring electric hob with extractor hood over and electric oven under, integrated dishwasher, UPVC double glazed window to rear elevation, radiator, space for dining table, stairs to first floor, door to:

## Utility Room

11'8" x 5'1" (3.56 x 1.55)

Base unit with working surfaces over with plumbing and space for washing machine, space for tall fridge freezer, UPVC inset ceiling spot lights, UPVC double glazed window to side elevation, UPVC double glazed door to rear courtyard, door to:

## Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wash hand basin with cupboard under, part tiled walls, inset ceiling spot lights, UPVC double glazed window to side elevation.

## Bedroom One

12'2" x 9'1" (3.71 x 2.79)

UPVC double glazed window to front elevation, radiator.

## Bedroom Two

12'11" x 12'2" (3.96 x 3.73)

UPVC double glazed window to rear elevation, radiator.

## Outside Space

To the front of the property is a paved forecourt garden with mature hedging to perimeters. To the rear is a low maintenance paved courtyard garden with fencing to perimeters and a rear access gate.

## EPC

Environmental impact as this property produces 3.8 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; B

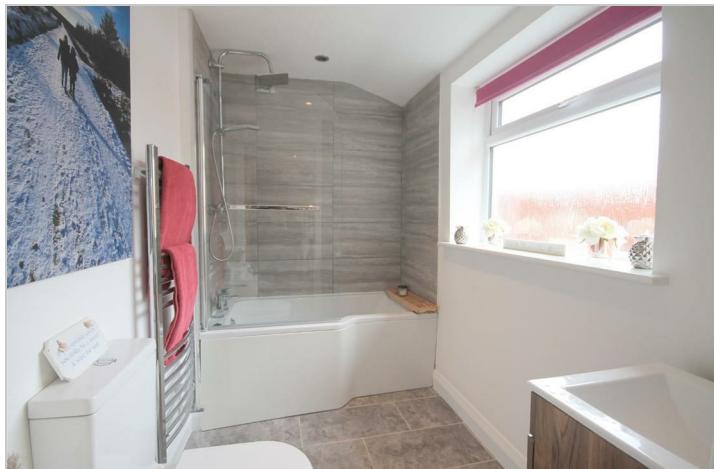
EPC: D

**ATTENTION INVESTORS AND FIRST TIME BUYERS.** An opportunity to purchase a superbly presented and spacious two double bedroom period mid terrace home, situated in a highly sought after location within close proximity of the town centre and local amenities on Kings Road.

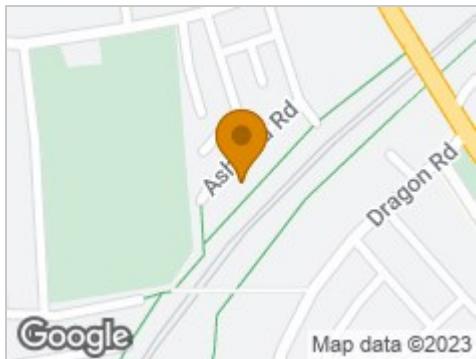
The accommodation benefits from extensive UPVC double glazing, gas central heating and comprises: Entrance porch, lounge with bay window, modern open plan dining kitchen, utility room, modern ground floor bathroom and two double first floor bedrooms.

To the outside, the property has the benefit of a forecourt garden to the front and to the rear is an enclosed courtyard garden with gate providing rear access. There is also unrestricted parking situated at the back of the property.

- SUPERB PERIOD HOME
- Modern open plan dining kitchen
  - Two double bedrooms
- Close proximity to the town centre
- Modern ground floor bathroom
  - Enclosed rear courtyard
  - Well presented throughout
  - Viewing highly recommended
- Ideal for investors & first time buyers



## Road Map



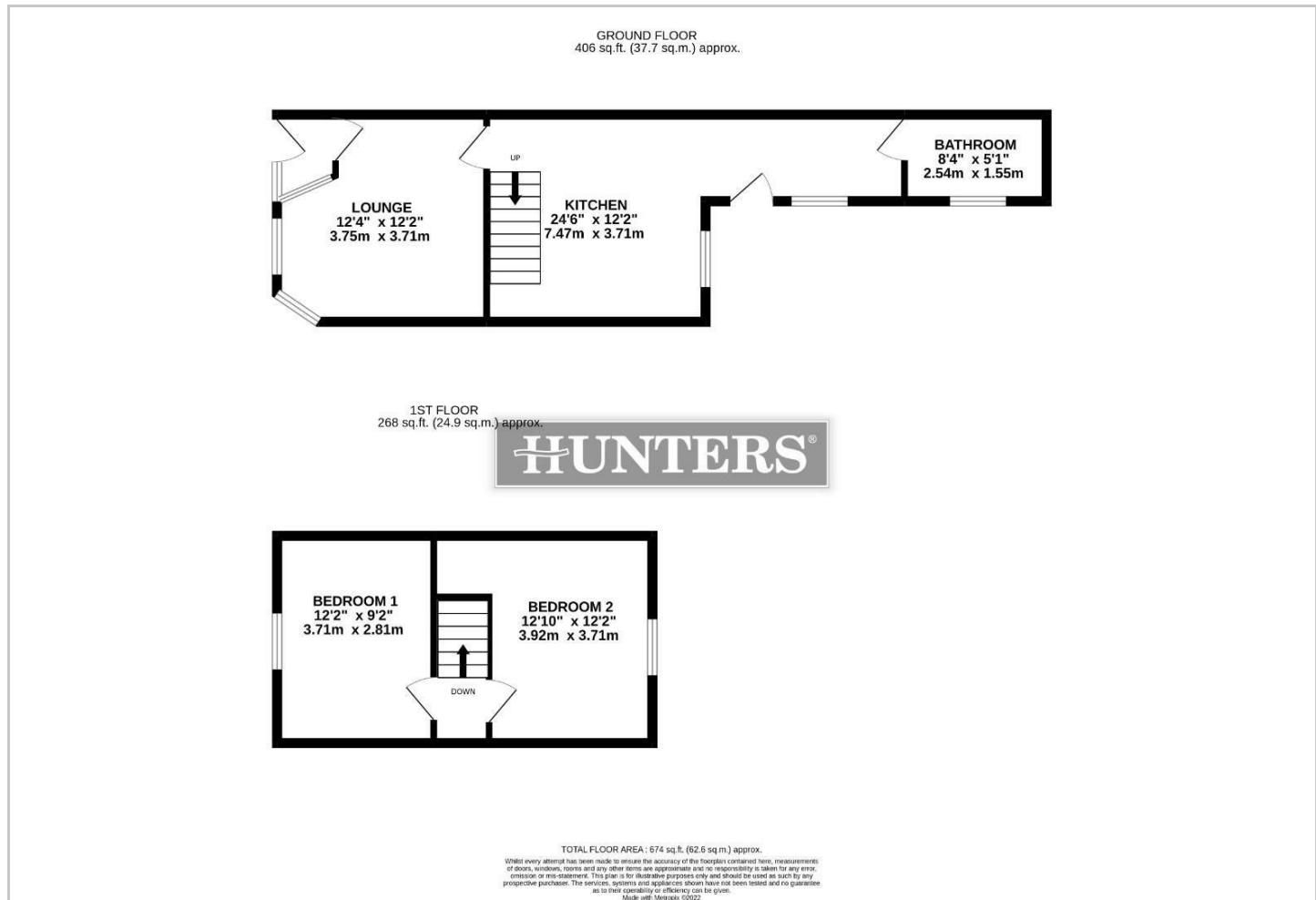
## Hybrid Map



## Terrain Map



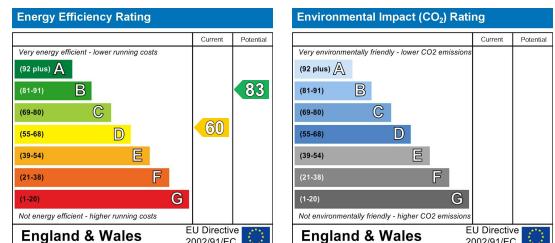
## Floor Plan



## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.