



## 24 Woodbine Terrace, Harrogate, HG1 5EG

Asking Price Of

**£185,000**



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A two bedroomed end of terraced town house with a basement situated in this excellent position in the heart of Harrogate town centre.

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This super property provides deceptively spacious accommodation and is offered with gas fired central heating and Upvc double glazing. The accommodation comprises a sitting room, modern kitchen and utility room together with two bedrooms and modern bathroom. There is a large basement which can be accessed via an external door from the garden and provides huge potential for further development, subject to obtaining the necessary consents.

To the rear of the property there is an attractive enclosed courtyard garden and to the front and side there is a larger garden area.

The property is situated in a most convenient location, just a few minutes' walk from the amenities of Harrogate town centre, the bus and railway stations, shops, bars and restaurants.





## **Ground Floor**

### **Sitting Room**

A reception room with window and door to front. Fireplace with living flame gas fire. Fitted cupboards.

### **Kitchen**

With a range of wall and base units with electric hob, integrated oven and extractor hood above. A window to side.

### **Utility Room**

With plumbing for washing machine. Window to side and external door to rear.



## **First Floor**

### **Bedroom 1**

A good sized bedroom with window to front.

### **Bedroom 2**

A further bedroom with windows to side.

### **Bathroom**

A modern white suite with WC, basin and bath with shower above. Tiled walls and floor and heated towel rail.

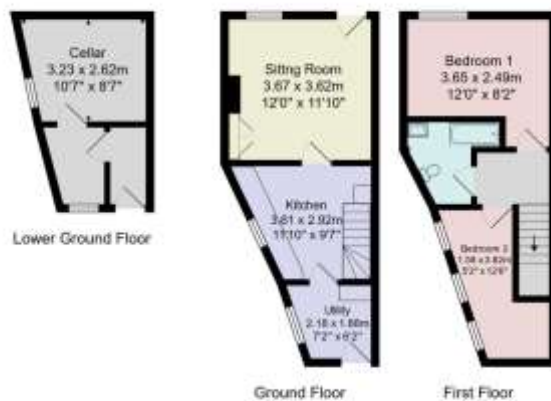


### **Outside**

To the rear of the property there is an enclosed courtyard garden. To the front and side there is an additional larger garden area.







Total Area: 64.9 m<sup>2</sup> ... 698 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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