



4 The Square, Harrogate, North Yorkshire, HG1 5RG

£340,000

Offers Over

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A charming and well-presented two-bedroom cottage with parking and patio garden, situated in this quiet position close to the Stray and Harrogate town centre.

This super property is presented to a high standard and has a modern open-plan dining kitchen, together with sitting room and sunroom on the ground floor. Upstairs there are two bedrooms, a house bathroom and en-suite shower room. The property has an attractive patio garden and the benefit of off-road parking and a carport.

Situated in this most convenient location close to the straight and within easy walking distance of Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and attractive fireplace. Glazed doors lead to the sun room.

SUN ROOM

Providing a further sitting area with glazed doors and windows to side leading to the patio garden, together with a glazed roof.

DINING KITCHEN

A stunning dining kitchen with spacious dining area and modern fitted kitchen comprising a range of wall and base units, Gas hob with electric oven, space and plumbing for fridge / freezer and washing machine. Integrated dishwasher.



FIRST FLOOR

LANDING

With skylight window and useful storage cupboard.

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

EN-SUITE SHOWER ROOM

A white suite with WC, washbasin and shower. Tiled walls and floor and heated towel rail.



BEDROOM 2

A further bedroom with window to front and fitted cupboard. (The bedroom is spacious enough to accommodate a double bed.)

BATHROOM

A white suite with WC, washbasin and free-standing bath. Tiled floor and walls and skylight window. Heated towel rail.

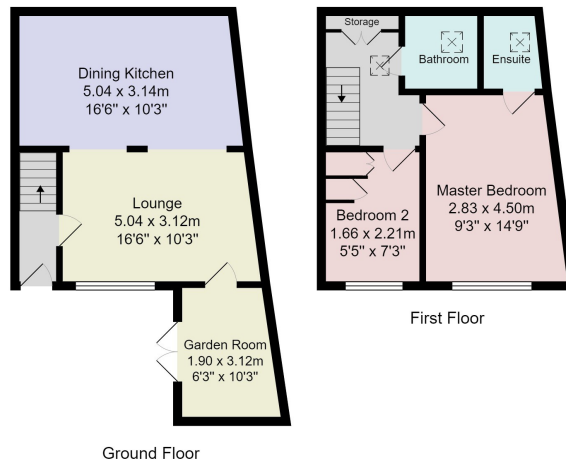
OUTSIDE

To the front of the property there is a pleasant courtyard garden with seating area. The property also has the benefit of off-road parking in a covered carport plus an additional allocated parking space in The Square.



Tenure - Freehold

Council Tax Band - D



Total Area: 76.5 m² ... 824 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
73	86	73	86

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (58-68), E (49-54), F (39-48), G (29-38), G* (1-28) for energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

Environmental (CO₂) Impact Rating: A (0-100), B (10-20), C (20-30), D (30-40), E (40-50), F (50-60), G (60-70) for more environmentally friendly - lower CO₂ emissions. EU Directive 2002/91/EC. England & Wales.