



44 Cecil Street, Harrogate, North Yorkshire, HG1 4NP

£205,000

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A spacious two-bedroom mid-terrace house situated in this quiet and highly convenient residential location.

This excellent property is offered with gas fired central heating and uPVC double throughout and features accommodation comprising a through living / dining area, kitchen, two double bedrooms and a house bathroom. Outside there is a gravelled forecourt garden to the front, whilst to the rear there is an enclosed garden which can double as off-street parking.

The property is situated in this convenient location, well served by a wide range of shops and amenities and a bus service to Harrogate town centre.





GROUND FLOOR

uPVC double-glazed front entrance door leads to -

LIVING / DINING ROOM

A light and airy through reception room with uPVC double-glazed bay window to front, useful storage cupboards. Further uPVC double-glazed window to rear. Open staircase to the first floor. Central heating radiator.

KITCHEN

Having a range of wall and base units, work surfaces with inset 1½-bowl sink unit and tiled splashbacks. Space for free-standing gas cooker and hob. Plumbing and space for washing machine and space for fridge. Double-glazed window to side. Side access door.

FIRST FLOOR

BEDROOM 1

uPVC double-glazed window to front, central heating radiator and storage cupboard,

BEDROOM 2

uPVC double-glazed window to rear and central heating radiator.

BATHROOM

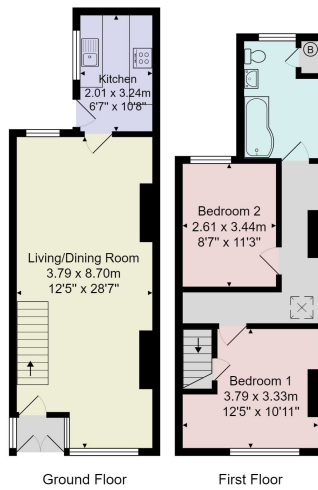
Panelled bath with shower above and shower screen, low-flush WC and pedestal washbasin. Tiling to all wet areas, central heating radiator and uPVC double-glazed window to rear.

OUTSIDE

To the front there is a gravelled forecourt with low-level stone wall, whilst to the rear there is an enclosed garden which can double as off-street parking.

Tenure - Freehold

Council Tax Band - B



Total Area: 77.1 m² ... 829 ft²

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
62	85	F	B

Energy Efficiency: Very energy efficient - lower running costs (85-91) A, (69-80) B, (55-68) C, (39-54) D, (21-38) E, (1-20) F, (0-20) G. Not energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

Environmental (CO₂) Impact: Very environmentally friendly - lower CO₂ emissions (85-90) A, (69-80) B, (55-68) C, (39-54) D, (21-38) E, (1-20) F, (0-20) G. EU Directive 2002/91/EC. England & Wales.