



30 Woodbine Terrace, Harrogate, North Yorkshire, HG1 5EG

£195,000

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A two-bedroom middle-of-terrace stone property with attic room, providing well-appointed accommodation in this convenient town-centre location.

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The accommodation provides a sitting room and well-equipped kitchen with dining area on the ground floor together with separate utility room and lower-ground-floor cellar. On the first floor there are two bedrooms, together with a house bathroom and on the second floor there is a further attic room.

The property provides current full accommodation and is situated in this most convenient location just a short walk from Harrogate town centre.





## GROUND FLOOR

### SITTING ROOM

With window to front, fitted cupboards and attractive fireplace.

## KITCHEN

With a range of wall and base units with gas hob and double oven. Dining area and window to rear.

## UTILITY ROOM

With fitted units and plumbing for washing machine. Window to rear and door leads outside.

## LOWER GROUND FLOOR

### CELLAR

Providing a useful storage space.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with window to front.

### BEDROOM 2

A further bedroom with window to rear.

## BATHROOM

A white suite with WC, washbasin, and bath with shower above.

## SECOND FLOOR

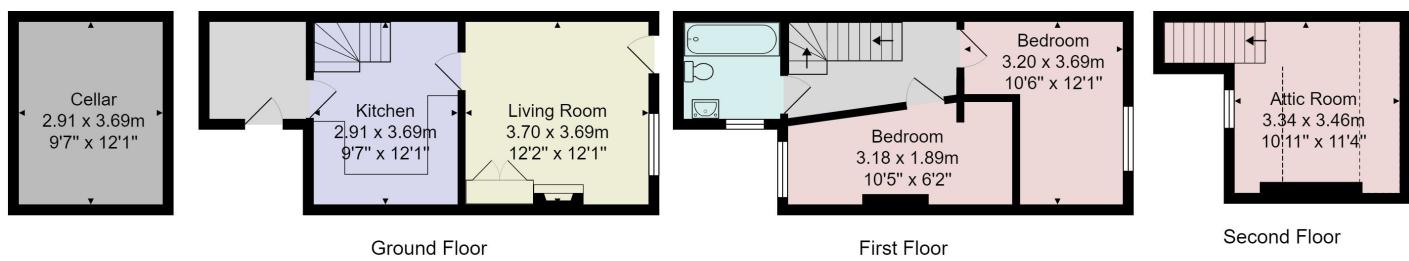
### ATTIC ROOM

Stairs lead to the second floor where there is an attic room.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup> (excluding cellar)  
All measurements are approximate and for display purposes only.  
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