# VERITY FREARSON

# THE HARROGATE ESTATE AGENT

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49 Bachelor Gardens, Harrogate, North Yorkshire, HG1 3EE

£200,000

Guide Price



A charming stone-built two-bedroom cottage with considerable character and origins that are believed to date back 400 years.

The property offers well-presented accommodation with modern kitchen and bathroom fittings, whilst retaining its original charm, and also has the benefit of gas central heating and double glazing.

Situated in a popular residential location well served by local shops and services, whilst also being on a bus route to Harrogate town centre. The beautiful Nidd Gorge and open countryside are also close by. An early inspection is recommended.











#### **GROUND FLOOR**

Front door leads to -

#### ENTRANCE PORCH

With inner door leading to -

#### LOUNGE

Three double-glazed windows to front set in stone mullions. Fireplace with wood surround and livingflame gas fire. Central heating radiator and understairs storage cupboard.

#### **KITCHEN**

Quarry tiled floor. Fitted with an extensive range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer sink unit, tiled splashbacks and matching wall-mounted units. Built-in gas hob with electric oven and extractor hood. Space for appliances.

#### **REAR PORCH**

Being of modern construction, with uPVC double glazing.

#### BATHROOM

Modern suite comprising low-flush WC, pedestal washbasin, panelled bath and separate corner shower cubicle. Tiled floor and pine cladding to ceiling. Wall-mounted electric heater with timer.

### FIRST FLOOR

#### BEDROOM 1

Three double-glazed windows to front set in stone mullions. Beam to ceiling and central heating radiator. Fitted shelved storage cupboard.

#### **BEDROOM 2**

Double-glazed window to rear. Beam to ceiling and central heating radiator.

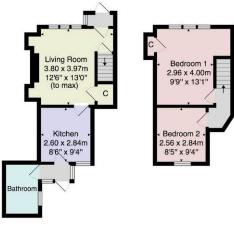
#### OUTSIDE

Forecourt garden to front with small lawned area, mature hedges and plants etc. To the rear of the property is a small enclosed yard with garden shed. Pedestrian access to rear via a right of way over the rear yard of the adjacent cottage.

Tenure - Freehold

Council Tax Band - B





Total Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup> All measurements are approximate and for display purposes only. No liability is accept by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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For all enquiries contact us on:



