



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

£200,000

Guide Price

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

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

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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 living-flame gas fire. Central heating radiator and under-stairs 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





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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 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                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-101)                                    | A |                         | 93        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 69        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
|                                             |   | www.epca.gov.uk         |           |