



6 Elmwood Street, Harrogate, North Yorkshire, HG1 5EU

£220,000

Guide Price



## 6 Elmwood Street, Harrogate, North Yorkshire, HG1 5EU

---

A three-bedroom stone-fronted middle-of-terrace property providing generous accommodation and situated in this quiet and convenient location within walking distance of Harrogate town centre.

---

The property provides spacious accommodation over three levels and now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. On the ground floor there are two reception rooms, a kitchen and downstairs WC. On the upper floors there are three double bedrooms and a bathroom. To the rear of the property there is an enclosed courtyard garden, which provides an outdoor entertaining space.

The property is situated in this quiet and convenient location, well served by excellent local amenities, including shops and schools and is a short walk from Harrogate town centre and the railway station. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with electric fire and glazed double doors leading to the dining room.

### **DINING ROOM**

A further reception room with glazed patio doors leading to the garden.

### **KITCHEN**

With a range of fitted units with gas hob and electric oven and space for appliances.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobe.

### **BEDROOM 2**

A double bedroom with fitted wardrobe.

### **BATHROOM**

With WC, washbasin and bath with shower above.



## **SECOND FLOOR**

### **BEDROOM 3**

A further good-sized bedroom with skylight windows and access to eaves storage space.

### **OUTSIDE**

To the rear of the property there is an enclosed paved courtyard.

**Tenure** - Freehold

**Council Tax Band** - B







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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

