



23 Haywra Street, Harrogate, North Yorkshire, HG1 5BJ

£365,000

Offers Over

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A substantial stone-built period town house offering very well-presented four-bedroomed accommodation, with en-suite facilities, arranged over four floors.

The excellent accommodation also features two reception rooms plus a lower-ground-floor kitchen, all with the benefit of gas-fired central heating. This excellent town house is situated in the centre of Harrogate, with all the town's amenities on the doorstep.

Haywra Street is conveniently situated close to Harrogate's railway and bus stations, providing excellent transport links to Leeds, York and other areas of the region. An early inspection of this very well-presented property is strongly recommended.





GROUND FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL

Central heating radiator, ceiling cornice, spotlighting to ceiling.

LOUNGE

Sash bay window to front. Central heating radiator, picture rail and ceiling cornice. Feature recessed fireplace and spotlighting to ceiling.

DINING ROOM

Sash window to rear. Central heating radiator, picture rail and spotlighting to ceiling. Shelving to left-hand recess.

REAR LOBBY

Window to rear and exterior door leading to private enclosed courtyard garden.

LOWER GROUND FLOOR

KITCHEN

Double-glazed window to rear. Fitted base cupboards with work surfaces above having inset 1½-bowl single-drainer stainless-steel sink unit, tiled splashbacks and matching wall-mounted units, including glazed display cabinets. Fitted breakfast bar and central heating radiator.

UTILITY ROOM

Double-glazed window to rear. Gas-fired central heating boiler and plumbing for washing machine and dishwasher.



FIRST FLOOR

BEDROOM 3

Sash window to front and central heating radiator.

BEDROOM 4

Sash window to front and central heating radiator.

BATHROOM

Sash window to rear. Modern period-style white suite comprising low-flush WC, pedestal wash-hand basin, panelled bath and fully tiled shower cubicle. Half-panelled walls and central heating radiator.



SECOND FLOOR

BEDROOM 1

uPVC double-glazed sash window to front, central heating radiator and fitted wardrobes. Spotlighting to ceiling.

EN-SUITE SHOWER ROOM

With fully tiled shower cubicle and low-flush WC. Extractor fan.

BEDROOM 2

uPVC double-glazed sash window to rear. Central heating radiator and fitted wardrobes.



OUTSIDE

Attractive enclosed forecourt garden to the front with path leading to the front door. To the rear is an enclosed courtyard garden with a pleasant southwesterly aspect.

Tenure - Freehold

Council Tax Band - D



Total Area: 133.6 m² ... 1438 ft²

All measurements are approximate and for display purposes only.
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