



4 Baldwin Street, Harrogate, North Yorkshire, HG1 2DE

£190,000

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A beautifully presented two-bedroom stone-built terrace property providing spacious accommodation over three floors, with an enclosed courtyard garden.

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The generous accommodation has been recently modernised and presented to a high standard. Offered with gas-fired central heating and double glazing, the accommodation comprises sitting room with wood-burning stove, modern fitted kitchen, two double bedrooms and a good-sized, modern house bathroom.

Situated in this convenient location just north of Harrogate town centre, close to a range of amenities including shops and schools.





## **GROUND FLOOR**

### **SITTING / DINING ROOM**

A spacious reception room with space for sitting and dining areas with wood-burning stove.

### **KITCHEN**

A modern fitted kitchen with a range of modern wall and base units with gas hob and electric oven and space for appliances.

## **FIRST FLOOR**

### **BEDROOM 2**

A double bedroom with ornamental fireplace. Fitted wardrobes.



### **BATHROOM**

A white, modern suite comprising WC, washbasin set within a vanity unit, bath and shower. Heated towel rail.

## **SECOND FLOOR**

### **BEDROOM 1**

A double bedroom with skylight windows and ornamental fireplace.



### **LOFT / ATTIC SPACE**

Off the main bedroom and providing a superb storage space.

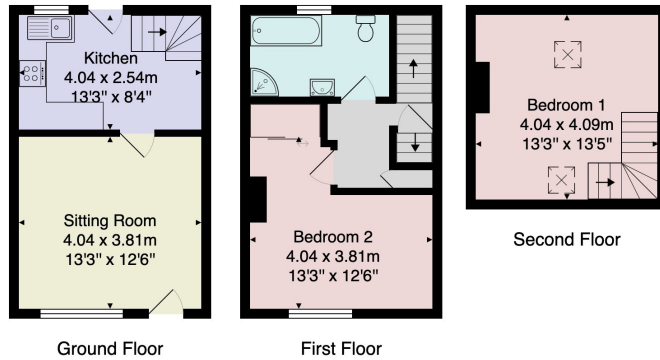
### **OUTSIDE**

To the rear of the property, there is an enclosed courtyard garden that provides an outdoor entertaining space.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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