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FREARSON

THE HARROGATE ESTATE AGENT

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27 Nydd Vale Terrace, Harrogate, North Yorkshire, HG1 5HA

£219,950

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**



## 27 Nydd Vale Terrace, Harrogate, North Yorkshire, HG1 5HA

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A spacious and well-presented three-bedroom town house situated in this excellent position in the heart of Harrogate town centre.

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This super property provides deceptively spacious accommodation and is offered with gas-fired central heating and uPVC double glazing. The accommodation comprises bay-fronted sitting room and modern dining kitchen. To the upper floors there are three double bedrooms a bathroom and additional WC. There is also a useful basement providing storage space, having potential for further development, subject to obtaining the necessary consents. To the rear of the property there is an attractive enclosed courtyard garden.

The property is situated in a most convenient location, just a few minutes' walk from the amenities of Harrogate town centre, the bus and railway stations, shops, bars and restaurants. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A reception room with bay window and feature fireplace with living-flame gas fire.

### **DINING KITCHEN**

With dining area and a range of fitted wall and base units with gas hob, oven, integrated fridge / freezer and space and plumbing for a washing machine and tumble dryer.

### **LOWER GROUND FLOOR**

There is a basement providing useful storage space having potential for further development, subject to obtaining the necessary consents.

## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom.

### **BATHROOM**

A modern white suite comprising WC, washbasin, and bath with shower above.

### **SEPARATE WC**

A useful additional WC and washbasin.

## **SECOND FLOOR**

### **BEDROOM 2**

A double bedroom.

### **BEDROOM 3**

A further double bedroom.

### **OUTSIDE**

The property has the advantage of a paved courtyard garden, providing an excellent outdoor entertaining space.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 123.6 m<sup>2</sup> ... 1331 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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