

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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

£165,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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

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

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A two bedroomed stone fronted, middle of terraced property in this quiet and convenient location which is within walking distance of Harrogate to town centre.

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The property provides spacious accommodation. On the ground floor, there is a sitting room, kitchen and downstairs shower room and on the first floor there are two good sized bedrooms.

To the rear of the property there is an enclosed private courtyard garden. 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.





## **GROUND FLOOR**

### **SITTING ROOM**

A reception room with electric fire.

### **KITCHEN**

With a range of fitted units with gas hob and integrated oven. Space for appliances. Door leads to the garden.

### **SHOWER ROOM**

With WC, basin and shower.

## **FIRST FLOOR**

### **BEDROOMS**

There are two good sized bedrooms on the first floor.



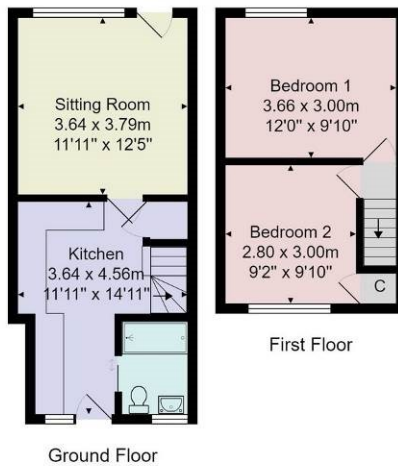
### **OUTSIDE**

To the rear, there is an enclosed courtyard garden.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 52.6 m<sup>2</sup> ... 566 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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