

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

[verityfearson.co.uk](http://verityfearson.co.uk)



7 Dixon Terrace, Harrogate, North Yorkshire, HG1 2AP

£220,000

Guide Price

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
1921

## 7 Dixon Terrace, Harrogate, North Yorkshire, HG1 2AP

---

A well presented two bedroomed middle of terraced stone fronted property, situated in this quiet and convenient location close to the town centre, just off Kings Road and a fashionable parade of shops, bars and restaurants.

---

This excellent property provides spacious and well presented accommodation. On the ground floor there are two reception rooms together with a kitchen. Upstairs there are two bedrooms and a bathroom.

To the rear of the property there is a courtyard garden which provides an excellent outdoor entertaining space.

The property situated in this most convenient location, well served by the excellent amenities along Kings Road and within easy walking distance of Harrogate town centre.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room.

### **DINING ROOM**

A further reception room with under stairs cupboard. Tiled fireplace.

### **KITCHEN**

With fitted units and space for appliances. Granite worktops.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with ornamental fireplace.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

A white suite comprising WC, basin, bath and shower.

### **OUTSIDE**

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

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 85.9 m<sup>2</sup> ... 925 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.  
 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

