



6 Bachelor Gardens, Harrogate, North Yorkshire, HG1 3EL

£209,950

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A charming two-bedroom stone-built middle-of-terrace cottage providing well-presented accommodation and situated in this convenient location on the north side of Harrogate.

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This attractive property provides good-sized accommodation comprising a sitting room, dining kitchen with stone-flagged floor, two good-sized bedrooms and a modern bathroom. The property has the benefit of a modern boiler and gas central heating system and has an attractive enclosed paved garden at the rear.

The property is situated in this quiet and convenient location, well served by local amenities and just a short distance from Harrogate town centre.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with fireplace with living-flame gas stove.

### **DINING KITCHEN**

With dining area and stone-flagged floor. The kitchen comprises fitted units with granite worktop and space for appliances. Under-stairs cupboard.

## **FIRST FLOOR**

### **BEDROOMS**

There are two good-sized bedrooms on the first floor.

### **BATHROOM**

With WC, washbasin, and bath with shower above.

### **OUTSIDE**

The rear of the property there is an enclosed garden providing a paved sitting area.

**Tenure - Freehold**

**Council Tax Band - B**





Ground Floor

First Floor

Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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