



12 Southville Terrace, Harrogate, North Yorkshire, HG1 3HH

£215,000

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A very spacious two-bedroom middle-of-terrace period property with a good-sized garden and garage, situated in this popular location on the edge of Harrogate and close to beautiful open countryside.

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This individual property provides spacious and characterful accommodation over three levels. On the ground floor there is a dining kitchen, together with a separate sitting room and utility. Upstairs, there are two good-sized double bedrooms and a bathroom. A particular feature of the property is the generous outside space. To the front of the property there is an attractive garden with open aspect. The property also has the benefit of a garage to the rear.

This excellent home is situated in a popular location on the edge of Harrogate, well served by local amenities and near to beautiful open countryside.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with window overlooking the garden.

### **DINING KITCHEN**

With space for dining table. The kitchen comprises a range of fitted units with gas hob and integrated oven.

### **UTILITY ROOM**

With fitted units and worktop. Space and plumbing for appliances.



## **FIRST FLOOR**

### **BEDROOM**

A double bedroom with fitted wardrobes.

### **BATHROOM**

With WC, washbasin, corner bath and shower.

## **SECOND FLOOR**

### **BEDROOM**

A large double bedroom. This large room used to be two bedrooms, each of a good size, and could easily be adapted to create two separate rooms again if required.



### **OUTSIDE**

To the front of the property. There is a very good-sized garden with planted borders and sitting area. To the rear, there is a single garage.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 89.5 m<sup>2</sup> ... 963 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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