

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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13 Powell Street, Harrogate, HG1 4BY

£195,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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

## 13 Powell Street, Harrogate, HG1 4BY

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A very well-presented two-bedroomed middle-of-terrace property with an enclosed courtyard garden.

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The property has the advantage of double glazing, a gas central boiler and a newly fitted kitchen with modern fittings, situated in this convenient location on the north side of Harrogate town centre, close to a range of amenities including shops and schools. This excellent house will appeal to first time buyers and investors alike.





## **GROUND FLOOR**

### **SITTING ROOM**

A good-sized reception room with window to front.

### **KITCHEN**

A modern kitchen with a range of wall and base units. Electric hob with extractor hood above and integrated electric oven. Integrated fridge, freezer, washing machine and dishwasher. Window to rear.

### **BATHROOM**

Modern white suite with low-flush WC, washbasin, and bath with shower above. Window to side.

## **FIRST FLOOR**

### **BEDROOM 1**

A double room with window to front.

### **BEDROOM 2**

A further good-sized bedroom with window to rear and fitted storage cupboard.

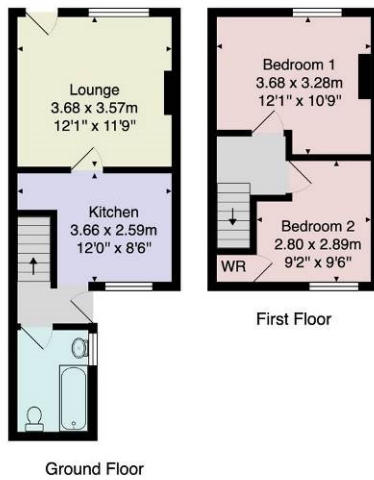
### **OUTSIDE**

To rear is an enclosed courtyard garden providing a pleasant outside sitting area.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 52.6 m<sup>2</sup> ... 567 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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