



The Forge, Coppice Farm Court, Chatsworth Grove, Harrogate, HG1 2AS

**£300,000**

Offers In Excess Of

## The Forge, Coppice Farm Court, Chatsworth Grove, Harrogate, HG1 2AS

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A superb and most individual two-bedroom cottage forming part of this courtyard-style development, in a peaceful yet convenient location just off King's Road, close to a number of local amenities, including a fashionable parade of shops, bars and restaurants and just a short walk from Harrogate town centre.

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This attractive mews property offers deceptively generous and well-appointed accommodation with good-sized room proportions, and with the benefit of gas central heating, double glazing, modern kitchen and bathroom fittings.

An internal viewing is strongly recommended to appreciate the overall quality of this superb recently redecorated home.





## GROUND FLOOR

New wood stable-style front door.

## CLOAKROOM

With low-flush WC and wash-hand basin. Window to side.

## LIVING ROOM

A spacious room with spotlighting to ceiling. Oak flooring, central heating radiator, window to front and attractive fireplace with inset living-flame gas fire. Fitted shelving and under-stairs storage cupboard.

## DINING ROOM

Window to rear, oak flooring and central heating radiator.



## KITCHEN

A stunning modern kitchen with a range of Shaker-style wall and base units, granite work surfaces and inset stainless-steel sink unit. Gas range-style cooker with extractor hood above. Space for fridge / freezer. Plumbing for dishwasher and washing machine. Integrated microwave oven. Tiled floor and spotlighting to ceiling and under wall units. Central heating radiator.

## FIRST FLOOR

### BEDROOM 1

A large double bedroom with exposed beams, window to rear and central heating radiator.

### BEDROOM 2

A further bedroom with window to front, central heating radiator, fitted shelves and a cupboard.

## BATHROOM

A spacious bathroom comprising low-flush WC, panelled bath, walk-in shower and washbasin set within vanity unit. Fitted wall cabinet housing the gas-fired central heating "combi" boiler. Large eaves storage area. Skylight window to rear. Ladder-style heated towel rail. Spotlighting to ceiling.



## OUTSIDE

The property is accessed via a shared driveway and has the benefit of two parking spaces. Private decked sitting area to the front, storage shed and small planted garden area.

**Tenure** - Freehold

**Council Tax Band** - D





Ground Floor

First Floor

Total Area: 96.4 m<sup>2</sup> ... 1038 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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