

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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12 Omega Street, Harrogate, North Yorkshire, HG1 2BZ

£235,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

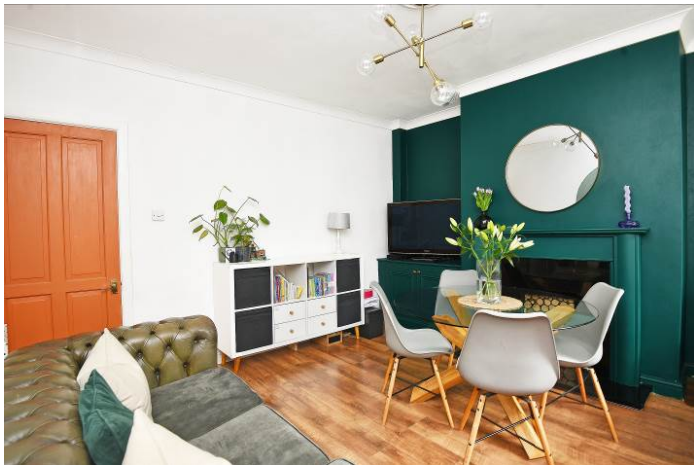
12 Omega Street, Harrogate, North Yorkshire, HG1 2BZ

A spacious and beautifully presented two-bedroom town house with parking. This excellent property has generous living accommodation, with two reception rooms, modern kitchen, two double bedrooms and house bathroom.

To the rear of the property is a garden. The property is appointed to a high standard and has the advantage of modern central heating and double glazing.

Omega Street is a quiet residential street just north of Harrogate town centre, convenient for a range of local amenities including shops and schools.





GROUND FLOOR

SITTING ROOM

Bay window to front, central heating radiator and under-stairs cupboard.

DINING ROOM

A further reception room with window to rear, central heating radiator and attractive fireplace.

KITCHEN

Having a range of wall and base units. Gas hob with extractor above, integrated electric double oven, fridge / freezer, and plumbing for washing machine. Window and exterior door to side.



FIRST FLOOR

BEDROOM 1

Window to front, central heating radiator and attractive ornamental cast-iron fireplace.

BEDROOM 2

Window to rear, central heating radiator and fitted wardrobe.

BATHROOM

A modern fitted bathroom with white suite comprising low-flush WC, washbasin, roll-top bath and shower. Fully tiled walls and tiled floor with under-floor heating, window to side and heated towel rail.



LOFT

There is access to a part-boarded loft that provides useful storage space.

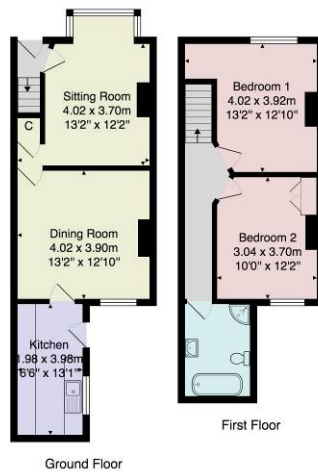
OUTSIDE

There is an attractive south-facing garden with lawn and paved sitting area.

Tenure - Freehold

Council Tax Band - B





Total Area: 78.0 m² ... 840 ft²
 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			