



25 Cecil Street, Harrogate, North Yorkshire, HG1 4NP

**£235,000**

Guide Price



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A two bedroomed middle of terraced stone property, providing spacious accommodation situated in this convenient location well served by local amenities.

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The property has double glazing, has central heating and modern fittings throughout. On the ground floor there are two reception rooms and a kitchen and upstairs there are two bedrooms and the bathroom.

To the rear of the property is a courtyard garden and parking. Cecil Street is well served by local amenities and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A reception room with wall mounted electric fire and windows to front.

### **DINING ROOM**

A further good sized reception room.

### **KITCHEN**

With a range of fitted wall and base units with gas hob, integrated double oven and space for appliances. Door leads to garden.

## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom.

### **BEDROOM 2**

A further good sized double bedroom.

### **BATHROOM**

A white modern suite comprising WC, basin, shower and bath. Heated towel rails.

### **OUTSIDE**

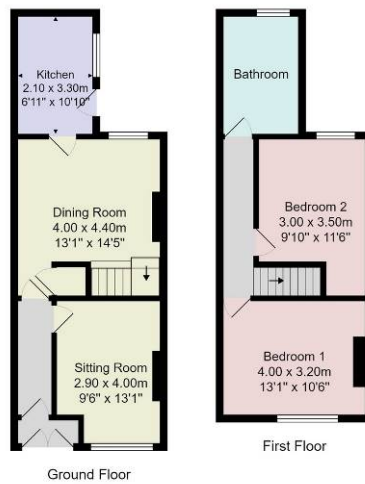
To the rear of the property there is a courtyard garden and access for off road parking.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 79.8 m<sup>2</sup> ... 859 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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