



2 Pearl Street, Harrogate, North Yorkshire, HG1 4QW

**£230,000**

Guide Price



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A spacious three-bedroom end-of-terrace property with south facing courtyard garden, ample on street parking and outside stores, situated in this convenient location well served by excellent local amenities. Chain free.

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The generous accommodation comprises a sitting room, dining room, a well-equipped kitchen, three bedrooms and modern bathroom.

This excellent home is situated in a convenient location, well served by the amenities within Starbeck, which include a range of shops and railway station and is convenient for both Harrogate and Knaresborough. Offered for sale with no onward chain.







## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with windows on two sides.

### **DINING ROOM**

A further reception room with under-stairs cupboard.

### **KITCHEN**

With a range of fitted units with gas hob, integrated double oven and space for appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobes.

### **BEDROOM 2**

A double bedroom with fitted wardrobes.

### **BEDROOM 3**

A further bedroom.

### **BATHROOM**

With WC, washbasin, and bath with shower above.

### **OUTSIDE**

The property has an attractive enclosed south facing rear garden with sun all day and not overlooked, ample on street parking providing an outdoor sitting and entertaining space. Useful outside stores.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 98.2 m<sup>2</sup> ... 1057 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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