



34 Dixon Terrace, Harrogate, North Yorkshire, HG1 2AP

£225,000

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A spacious two-bedroom middle-of-terrace stone-fronted property situated in this quiet and convenient location close to the town centre.

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On the ground floor there are two reception rooms, together with a fitted kitchen. Upstairs, there are two bedrooms and a bathroom. To the rear of the property there is an enclosed courtyard garden with shed, which provides an excellent outdoor entertaining space.

The property situated in this most convenient location, well served by the excellent amenities along King's Road and within easy walking distance of Harrogate town centre.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious sitting room with window to front.

### **DINING ROOM**

A further good-sized reception room with under-stairs cupboard.

### **KITCHEN**

With fitted units and space for appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom.

### **BEDROOM 2**

A further good-sized bedroom.

### **BATHROOM**

With WC, washbasin, bath and large walk-in shower. Fitted cupboard.

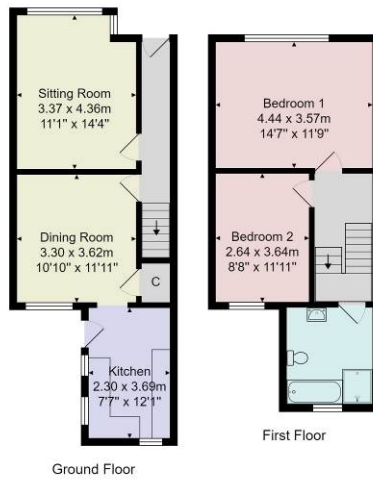
### **OUTSIDE**

There is an enclosed courtyard garden and useful timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 82.6 m<sup>2</sup> ... 889 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## 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		73
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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