



**14 Waterloo Street, Harrogate, North Yorkshire, HG1 5JD**

**£195,000**

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A very well-presented two-bedroom end-of terrace property with attractive enclosed south-facing garden, situated in this convenient location.

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The generous accommodation comprises a sitting room, modern kitchen with dining area, bathroom, and two good-sized bedrooms. A pull-down ladder provides access to a boarded loft, providing useful storage space.

The property is situated on a quiet street, just a short distance north of Harrogate town centre and is well served by excellent local amenities along King's Road.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room.

### **KITCHEN**

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

### **BATHROOM**

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

## **FIRST FLOOR**

### **BEDROOMS**

There are two good-sized bedrooms on the first floor.

### **LOFT**

A ladder provides access to a large, boarded loft space providing useful storage area.

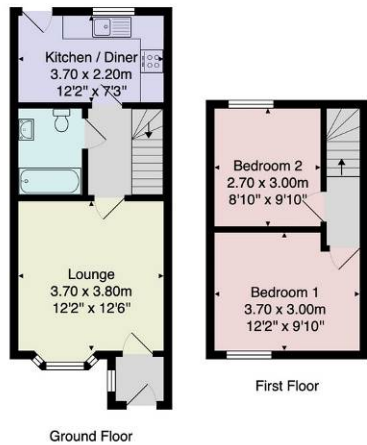
### **OUTSIDE**

There is enclosed a courtyard garden with artificial grass providing excellent outdoor entertaining space. Timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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