



ROTHBURY CLOSE - HARROGATE

GUIDE PRICE £235,000



A beautifully presented two bedroom house with generous enclosed garden to the rear.

Located in a desirable area on the southeast side of Harrogate, this contemporary home offers gas-fired central heating and uPVC double glazing, providing a comfortable living environment.

The accommodation includes a welcoming entrance hall, a spacious living room, a contemporary dining / kitchen, and a rear porch area which also has space for a washing machine and tumble dryer.

On the first floor, you'll find two generously sized double bedrooms and a beautifully appointed bathroom. Externally, the property offers a private rear garden, paved seating area and single garage a short walk away.



Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	North Yorkshire County Council	B	D



Property Description

This charming property welcomes you through an inviting entrance hall, featuring laminate flooring and stairs leading to the first floor.

The living room boasts a large UPVC double-glazed window to the front, a fireplace and ample space for relaxation. The room also offers useful under-stairs storage.

The well-appointed kitchen / dining room is fitted with a range of wall and base units. It includes space for a gas cooker, integrated oven, fridge/freezer, and inset stainless steel sink.

The room also features part-tiled walls, a radiator, and window to the rear. A door leads to the rear porch, which has a further door opening to the rear garden.

Upstairs, the first-floor landing offers loft access and leads to two bedrooms and a stylish bathroom. Bedroom one is a spacious double with two fitted double wardrobes, and an airing cupboard. Bedroom two overlooks the rear garden.

The bathroom includes a bath with shower over and a chrome heated towel rail. The room also has part-tiled walls.





Outside

Externally, the property is complemented by a lawned front garden with a pathway leading to the front door. The rear garden is predominantly laid to lawn with a patio area to one end. Fencing to the perimeter provides privacy, and a gate leads to a rear lane, offering access to the single garage.

Services

We are advised that all mains services are connected to the property. Gas central heating is also installed.

Location - HG2 7HT

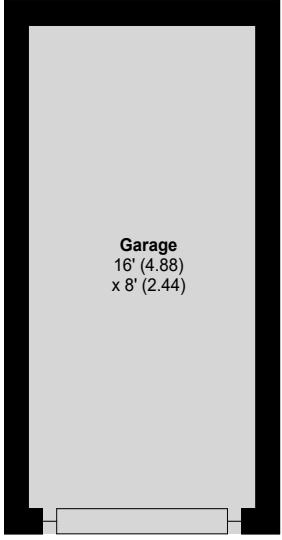
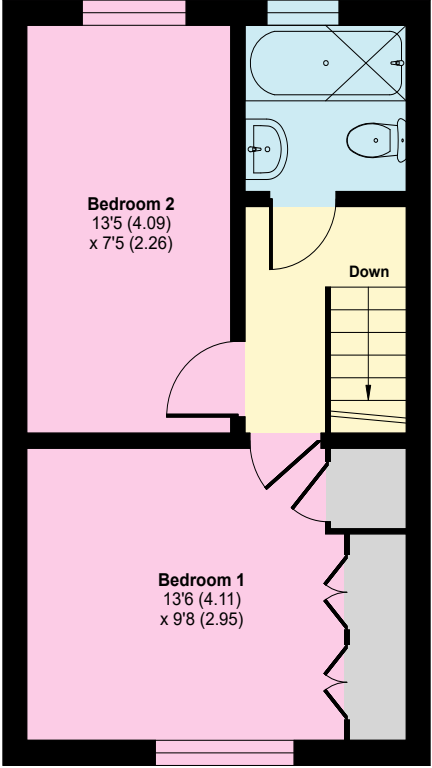
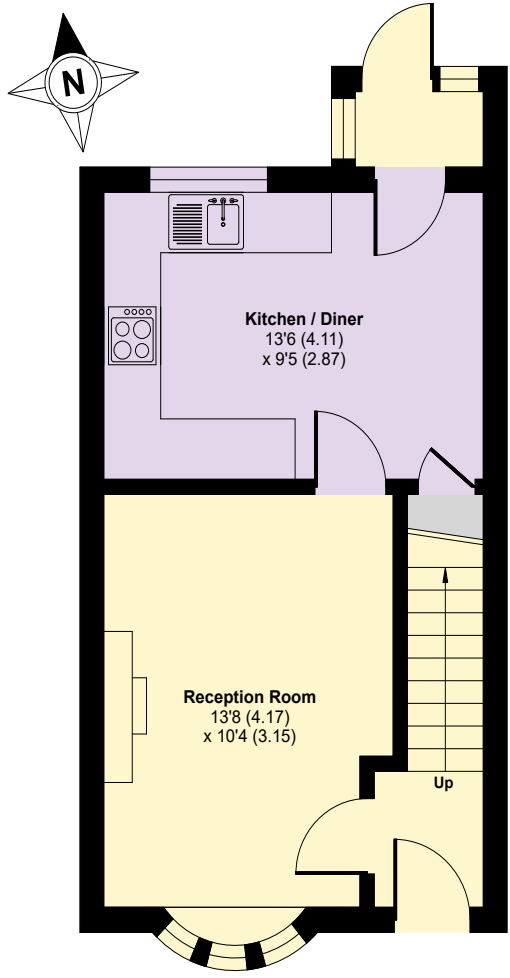
Rothbury Close is situated in a popular residential location to the South-east of Harrogate and is ideally placed for local amenities including shops, schools, bars, restaurants, sports and health facilities and also provides excellent road links out of Harrogate via the A59/A61 onwards to York and Leeds and the A1M both North and South, making this an ideal base for travelling throughout the region.



Rothbury Close, Harrogate, HG2

Approximate Area = 651 sq ft / 60.4 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 779 sq ft / 72.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for North Residential. REF: 1216405

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.



Particulars dated November 2024. Photographs and videos dated November 2024.
 North Residential is the trading name of North Residential Estate Agents Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.