



26 Chatsworth Road, Harrogate, North Yorkshire, HG1 5HS

£265,000

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A superb and deceptively spacious three-bedroom period terrace home offering beautifully presented accommodation throughout and a private south-facing rear courtyard garden, located on a quiet road within a short walk of the town centre.

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The property enjoys a fashionable position just off King's Road, with its range of excellent shops, bars and restaurants.

Offered for sale with no onward chain.





Benefitting from over 1,400 square feet of accommodation, including a useful cellar storage room, the house opens into an entrance hall. To the front there is a lovely living room, whilst to the rear there is a spacious, modern kitchen with a range of units and an area large enough for a family-sized dining table. An access door leads out to the private and enclosed patio entertaining area enjoying sun throughout the day.

Ascending to the first floor, a landing with useful storage cupboard branches off onto two well-proportioned double bedrooms and a stunning, newly fitted house bathroom with a separate shower enclosure.

The second floor offers an impressive principal bedroom with an array of eaves storage space.

### **OUTSIDE**

Sunny courtyard garden to the rear.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 137.2 m<sup>2</sup> ... 1477 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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