



**2a Belmont Terrace, Harrogate, North Yorkshire, HG2 7JN**

**£190,000**

## 2a Belmont Terrace, Harrogate, North Yorkshire, HG2 7JN

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A two bed roomed end of terrace property with larger than average garden, situated in this convenient location well served by excellent local amenities.

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This super property now provides buyers the opportunity to update and modernise the accommodation to suit their own requirements. Due to the larger than average plot, there is a huge potential to extend the property, subject to obtaining the necessary permissions.

On the ground floor, there are two reception rooms together with a kitchen and upstairs there are two bedrooms and a bathroom.

Belmont Terrace is a quiet residential street situated within walking distance of a range of excellent amenities within Starbeck including shops and railway station. The location is also convenient for access to both Harrogate and Knaresborough town centres. No onward chain.





## GROUND FLOOR

### SITTING ROOM

A spacious reception room with window to front.

### DINING ROOM

A further large reception room with fitted storage and tiled fireplace.

### KITCHEN

With a range of fitted units with electric hob, integrated oven and space for appliances. Door leads to the garden.

### FIRST FLOOR

### BEDROOMS

There are two good sized bedrooms on the first floor.

### BATHROOM

A white suite comprising WC, basin and bath with shower above. Fitted cupboard.

### OUTSIDE

The property occupies an end of terrace position with larger than average garden with paved garden to the rear and further garden to the side with planted borders providing an additional outdoor sitting area. The property has huge potential for further development subject to obtaining necessary permissions, due to the larger than average plot.



**Tenure** - Freehold

**Council Tax Band** - A





Total Area: 73.4 m<sup>2</sup> ... 790 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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## Verity Frearson

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