



22 Russell Street, Harrogate, North Yorkshire, HG2 8DJ

£250,000

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A charming two-bedroom town house with extended living accommodation in this sought-after location just off Leeds Road.

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The property provides well-presented accommodation, which is spacious and flexible, with two large reception rooms, modern kitchen plus extended dining area to the rear. On the first floor there are two double bedrooms plus a modern house bathroom.

The property is well placed in a fashionable and popular residential position to the south side of Harrogate, well placed close to excellent local amenities, Hornbeam Park railway station, an M&S Food Hall and popular local schools.





## GROUND FLOOR

### SITTING ROOM

With bay window to front and fitted cupboard. Laminate flooring.

### FAMILY ROOM

A further reception room with window to rear and under-stairs storage cupboard.

### KITCHEN

A modern kitchen with a range of wall and base units with worktops and sink, induction hob and electric oven. Plumbing for washing machine. Window to side.

### DINING AREA

A further room off the kitchen which could be used as a dining area or home office. Window to side and glazed door leads to the garden.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with window to front and fitted wardrobe.

#### BEDROOM 2

A further double bedroom with window to rear and fitted airing cupboard.

### BATHROOM

Fitted with a white suite comprising low-flush WC, washbasin set in vanity unit, bath and walk-in shower. Window to rear.

### OUTSIDE

To the rear is an enclosed courtyard garden.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 84.6 m<sup>2</sup> ... 911 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(56-68)	D		
(39-54)	E		
(21-38)	F		67
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>			