



20 Southville Terrace, Harrogate, North Yorkshire, HG1 3HH

£270,000

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A beautifully presented two-bedroom middle-of-terrace property with off-road parking for two vehicles and a good-sized, attractive garden, situated in this convenient location close to Harrogate and beautiful open countryside.

This excellent property has been recently updated and modernised to a high standard and comprises a spacious sitting room, together with a stylish, modern fitted kitchen and useful utility room. Upstairs, there are two good-sized double bedrooms with fitted wardrobes and a stylish modern bathroom.

A particular feature of the property is the generous outside space with parking for two vehicles, and a good-sized garden with lawn and patio enjoying a delightful south-facing aspect. Chain free.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with wood-panelled walls and fitted cabinets and shelving.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with maple worktops. Integrated induction hob, oven, fridge / freezer and dishwasher.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer. Shoe storage.

FIRST FLOOR

BEDROOM 2

A double bedroom with fitted cupboards and floating desk. Panelled storage wardrobe.

BATHROOM

A stylish modern white suite comprising WC, washbasin set at top of vanity unit, and bath with shower above.

SECOND FLOOR

BEDROOM 1

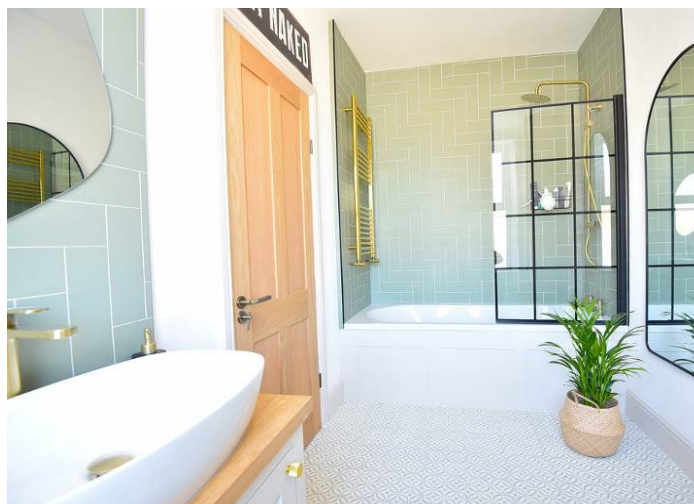
A large double bedroom with fitted wardrobes and windows to the front and rear.

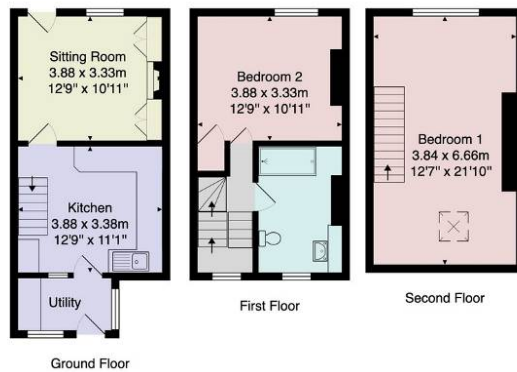
OUTSIDE

The property has the benefit of off-road parking for two vehicles. There is a good-sized garden with lawn and patio enjoying a south-facing aspect.

Tenure - Freehold

Council Tax Band - C





Total Area: 82.8 m² ... 891 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		