



7 Franklin Road, Harrogate, North Yorkshire, HG1 5ED

£325,000

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A spacious four-bedroom middle-of-terrace town house situated in this desirable town-centre position.

The property now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements and offers generous accommodation over three levels plus a basement. On the ground floor there are two reception rooms, together with a kitchen with stairs leading down to the basement, where is useful storage space. On the upper floors there are four good-sized bedrooms and a shower room. To the rear of the property there is a courtyard garden.

The property situated in this central position, within a few minutes' walk of the many varied amenities within the town centre and Harrogate railway station. Offered for sale with no onward chain.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A reception room with bay window and fireplace with gas fire.

DINING ROOM

A further reception room with fitted cupboards and tiled fireplace.

KITCHEN

With fitted units and sink.

LOWER GROUND FLOOR

CELLAR

A basement provides useful storage space.

FIRST FLOOR

BATHROOM

With basin and shower.

SEPARATE WC

BEDROOMS

There are two good-sized bedrooms on the first floor.

SECOND FLOOR

BEDROOMS

There are two further good-sized second-floor bedrooms.

OUTSIDE

To the rear of the property there is a garden.

Tenure - Freehold

Council Tax Band - D





Total Area: 146.3 m² ... 1574 ft²

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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Energy Efficiency Rating		Current	Potential
2007 energy efficient - low air permeability			
(92+)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	32	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
www.epcgu.com			