



**15 Ashfield Terrace, Harrogate, North Yorkshire, HG1 5ET**

**£180,000**

Guide Price

# 15 Ashfield Terrace, Harrogate, North Yorkshire, HG1 5ET

---

A two-bedroom stone-fronted, middle-of-terrace property in a quiet and convenient location within walking distance of Harrogate town centre.

---

The property offers spacious accommodation arranged over two floors. On the ground floor there is a sitting room, dining room, kitchen, utility and bathroom, while the first floor provides two good-sized bedrooms. Outside, there is an enclosed private courtyard garden providing a pleasant sitting area.

Situated in this popular residential area, the property is well served by excellent local amenities including shops and schools, and is only a short walk from Harrogate town centre and the railway station. Offered for sale with no onward chain.





## GROUND FLOOR

### SITTING ROOM

A reception room with attractive fireplace and gas fire.

### DINING ROOM

A further reception room with fitted cupboard.

### KITCHEN

Fitted with a range of units and a range cooker.

### UTILITY

With space and plumbing for washing machine and other appliances. (Appliances can be included in the sale if required.)

### BATHROOM

With WC, basin and bath with shower above.

### FIRST FLOOR

#### BEDROOM ONE

A double bedroom with fitted wardrobes and basin. Fitted cupboard housing the boiler.

#### BEDROOM TWO

A further double bedroom with access to a boarded loft via pull-down ladder.

### OUTSIDE

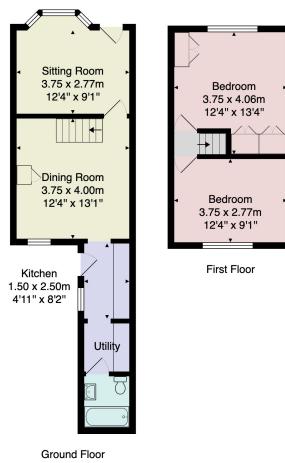
An attractive front garden provides a sitting area. To the rear there is a private courtyard garden.

**Tenure** - Freehold

**Council Tax Band** - B

**EPC** - C





Ground Floor

Total Area: 62.4 m<sup>2</sup> ... 671 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## 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)