



26 Elmwood Street, Harrogate, North Yorkshire, HG1 5EU

£199,950

## 26 Elmwood Street, Harrogate, North Yorkshire, HG1 5EU

---

A beautifully presented two-bedroom end-terrace home, ideally situated within walking distance of Harrogate town centre.

---

Presented to a high standard, the property retains plenty of period character and charm, offering stylish and comfortable accommodation with a private courtyard garden.

The location just off King's Road provides easy access to excellent local amenities, while Harrogate town centre is only a short walk away, offering shops, restaurants, bars, schools and leisure facilities. The property also offers convenient access to major road and rail networks, making it ideal for commuters.





## **GROUND FLOOR**

### **LIVING ROOM**

A spacious reception room with stripped wood flooring and wood-burning stove.

### **BREAKFAST KITCHEN**

A modern fitted kitchen with space for a breakfast table. The kitchen comprises a range of stylish wall and base units with worktops, oven, hob, integrated fridge and dishwasher.

### **UTILITY AREA**

With space and plumbing for a washing machine.

### **BATHROOM**

A modern white suite comprising WC, basin and large walk-in shower.

## **FIRST FLOOR**

### **BEDROOM 1**

A good-sized double bedroom with window to the front.

### **BEDROOM 2**

A further double bedroom with window to the rear.

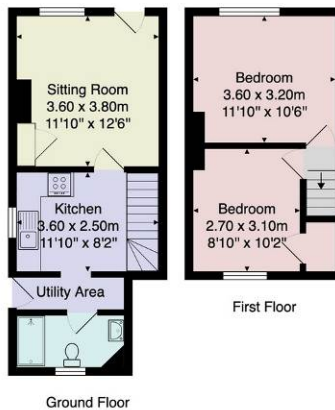
### **OUTSIDE**

To the rear there is a private and enclosed courtyard garden providing an excellent outdoor sitting and entertaining space.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 53.1 m<sup>2</sup> ... 572 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@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)