



13 Gladstone Street, Harrogate, North Yorkshire, HG2 8DG

£350,000

Offers Over



## 13 Gladstone Street, Harrogate, North Yorkshire, HG2 8DG

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A spacious and beautifully presented two-bedroom mid-terrace property with an extended dining kitchen, situated in this highly sought-after south Harrogate location close to shops, schools and Hornbeam Park railway station.

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The property offers generous and stylishly finished accommodation including a spacious sitting room and a superb open-plan dining kitchen with high-quality fittings and glazed doors leading to a courtyard garden.

Upstairs there are two double bedrooms and a contemporary bathroom. Gladstone Street is a desirable location just off Leeds Road, well served by excellent local amenities including a Marks & Spencer Food Hall, a parade of shops, Hornbeam Park railway station and highly regarded schools, with Harrogate town centre also within easy reach.







## GROUND FLOOR

### SITTING ROOM

A spacious reception room with bay window and fitted shutters, shelving and woodburning stove.

### LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas and glazed doors leading to the garden. The stylish fitted kitchen features a range of wall and base units with quartz worktops, island and breakfast bar, induction hob, integrated oven, fridge/freezer, washing machine and dishwasher.

## FIRST FLOOR

### BEDROOM ONE

A large double bedroom with feature fireplace and fitted cupboard.

### BEDROOM TWO

A further good-sized double bedroom with window to the rear, ornamental fireplace and fitted wardrobes.

### BATHROOM

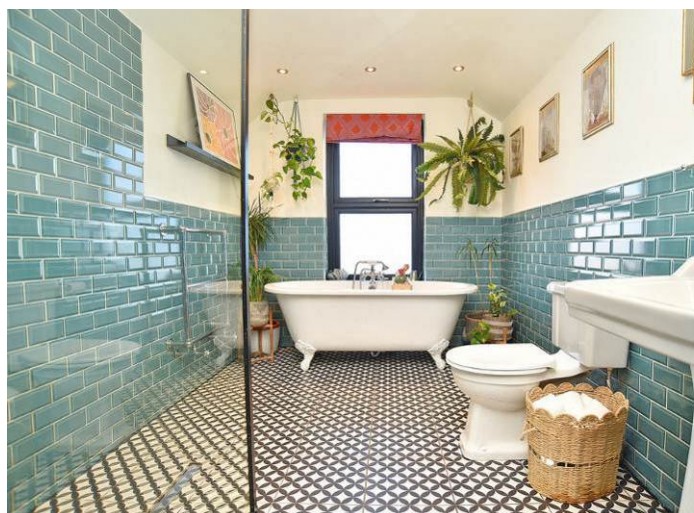
A contemporary white suite comprising WC, basin, freestanding bath and large walk-in shower. Fitted cupboards, tiled walls and floor, and heated towel rail.

### OUTSIDE

To the rear of the property there is an attractive enclosed courtyard garden providing a delightful decked sitting and entertaining space. To the front is an attractive paved courtyard garden with raised planted borders.

**Tenure** - Freehold

**Council Tax Band** - B







Ground Floor First Floor

Total Area: 102.8 m² ... 1106 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

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPCAU.COM		