



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

**£350,000**

Offers Over

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

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.

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 m<sup>2</sup> ... 1106 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.  
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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	81
(91-91)	B	57
(85-80)	C	
(80-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		