



The Hay Loft, 30a Back Russell Street, Harrogate, HG2 8DJ

£169,950

The Hay Loft, 30a Back Russell Street, Harrogate, HG2 8DJ

A charming one-bedroom cottage offering well-appointed accommodation arranged over two floors, located in this highly sought-after position just off Leeds Road.

The well-presented accommodation comprises an open-plan living room and kitchen, a double bedroom and a modern bathroom.

Occupying an extremely popular and convenient setting on the south side of Harrogate, the property is within easy reach of excellent local amenities, including the Leeds Road shopping parade and Hornbeam Park railway station. Offered for sale with no onward chain.

GROUND FLOOR

OPEN-PLAN LIVING AREA WITH KITCHEN

KITCHEN AREA

Fitted with a range of white wall and base units. Integrated fridge, plumbing for washing machine, and built-in oven, microwave oven and ceramic hob.

LIVING AREA

With laminate wood flooring and alcove. Electric heater and wood-burning stove. Windows to sides.

FIRST FLOOR

BEDROOM

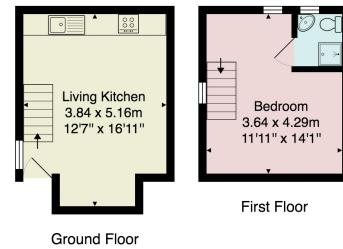
Windows to side and rear. Electric heater.

BATHROOM

White suite comprising low-flush WC, washbasin and shower. Window to side, modern tiling and heated towel rail.

Tenure - Freehold

Council Tax Band - B



Total Area: 36.2 m² ... 390 ft²
All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-57)	E	
(21-38)	F	
(1-20)	G	17
All energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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