



13 Sycamore Drive, Harrogate, North Yorkshire, HG2 7PT

£210,000

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A two-bedroom mid-terrace house with an enclosed rear garden, ideally located in a quiet yet convenient position close to Starbeck railway station. The property offers well-proportioned accommodation arranged over two floors and presents an excellent opportunity for first-time buyers or investors.

Situated in a quiet residential area of Starbeck, the property is conveniently placed for local shops, amenities, and the railway station, which provides direct links to York and Leeds. Early viewing is highly recommended.

ACCOMMODATION

The accommodation comprises entrance hall with useful storage cupboard, a fitted kitchen, and a spacious sitting room with access to the rear garden. To the first floor are two bedrooms, including a generous principal bedroom and a second bedroom ideal for a guest room, home office, or nursery, along with a house bathroom.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a sink unit and space for freestanding appliances, with a window providing natural light. The sitting room is bright and spacious, offering an excellent main living area with ample room for living and dining furniture.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and good natural light, while the second bedroom offers flexible use. The bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a walk-in shower with glazed screen, and is fully tiled for ease of maintenance.

OUTSIDE

To the rear is an enclosed garden, primarily laid to paved seating areas for ease of maintenance, with fenced and hedged boundaries providing a good degree of privacy, along with a useful timber shed.

Tenure - Freehold

Council Tax Band - B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2+)	A	78
(B1-91)	B	
(69-60)	C	
(55-58)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		