



43 Ashfield Road, Harrogate, North Yorkshire, HG1 5ES

£195,000

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A well-presented two-bedroom mid-terrace home situated in this convenient location, just a short walk from Harrogate town centre and well served by nearby local amenities, including the parade of shops along King's Road.

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This attractive property offers well-proportioned accommodation over two floors and features an extended kitchen and an enclosed courtyard garden, making it ideal for first-time buyers, downsizers or investors seeking a home in a highly convenient setting.







## GROUND FLOOR

The ground-floor accommodation comprises a spacious reception room which leads through to the extended kitchen. The kitchen has a vaulted ceiling with skylight window and glazed doors opening onto the garden, creating a light and airy living space. It is fitted with a range of wall and base units with worktops, gas hob, integrated oven and space for additional appliances.

There is also a modern bathroom on the ground floor, fitted with a white suite comprising WC, basin and bath with shower above.

## FIRST FLOOR

On the first floor there are two good-sized bedrooms.

## OUTSIDE

The property benefits from an enclosed paved courtyard garden providing an excellent outdoor sitting and entertaining area.

## AGENT'S NOTE

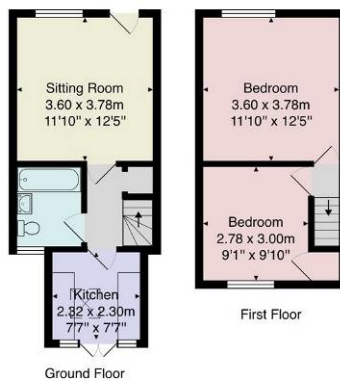
The property has the benefit of gas central heating and double glazing. The boiler is located on the first floor, above the stairs.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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