



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.

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 m² ... 564 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

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		89
(81-90)	B		
(70-80)	C		70
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.EPC4U.co.uk</small>			