



23 Providence Terrace, Harrogate, North Yorkshire, HG1 5EX

£259,950

22 Providence Terrace, Harrogate, North Yorkshire, HG1 5EX

A well-presented stone-fronted inner terrace house situated in this convenient town-centre location just off the ever-popular King's Road, known for its vibrant parade of shops, cafés and bars, and within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.

Offered with gas fired central heating and uPVC double glazing, the accommodation comprises - entrance vestibule, living room, dining room, kitchen, two bedrooms and house bathroom. Outside, there is an enclosed courtyard garden.

Providence Terrace is a quiet position, yet convenient for Harrogate town centre and its amenities, being just a few minutes' walk away.





GROUND FLOOR ENTRANCE VESTIBULE

LIVING ROOM

Bay window to the front. Feature fireplace.

DINING ROOM

Space for family dining table. Window to rear elevation.

KITCHEN

Fitted range of wall and base units with working surfaces having inset sink and drainer. Electric oven and hob. Plumbing and space for washing machine. Window to side elevation. Rear access door out to an enclosed garden

FIRST FLOOR

BEDROOM 1

Window to front elevation.

BEDROOM 2

Window to rear elevation

BATHROOM

Modern suite with bath having shower over and screen, low-flush WC and vanity unit with washbasin. Window to rear elevation.

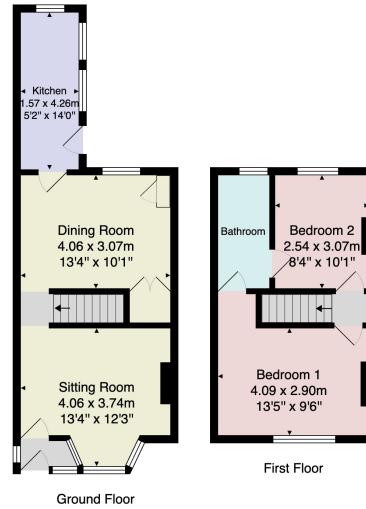
OUTSIDE

Small gravelled forecourt garden to the front. To the rear there is a good-sized enclosed yard area with a lean-to store, timber garden shed, high fencing and hand gate to a useful rear access road.

Tenure - Freehold

Council Tax Band - B





Total Area: 67.0 m² ... 721 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-80)	B	
(69-68)	C	67
(56-54)	D	
(39-34)	E	
(21-20)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		