



## 8 Wharfedale Place, Harrogate

£239,950 Freehold



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



An immaculately presented two-bedroom terrace house providing modern accommodation, in this fashionable and popular location. To the rear of the property there is an attractive enclosed courtyard garden and private parking. Wharfedale Place is a quiet cul-de-sac in the Harlow Hill area of Harrogate.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



**GROUND FLOOR**  
**ENTRANCE VESTIBULE**

**LIVING ROOM** With electric fire and central heating radiator.

**DINING KITCHEN** With a range of wall mounted cupboards, base units and drawers, electric oven, hob, fridge/freezer and window to the rear garden.

**UTILITY AREA** With further worktop and cupboard space, plumbing for a washing machine and door to the rear courtyard.

**FIRST FLOOR**

**MASTER BEDROOM** With central heating radiator and window to the front.

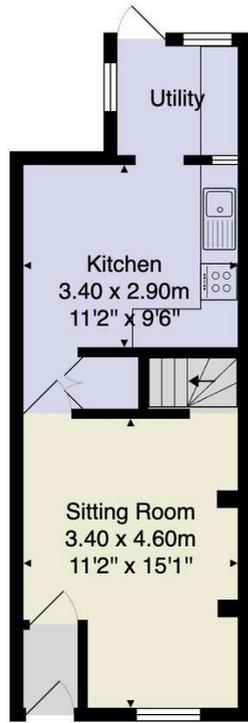
**BEDROOM TWO** With central heating radiator and window to the rear.

**BATHROOM** With modern white suite comprising bath with shower over and glazed side screen, basin with storage below, WC and heated towel rail.

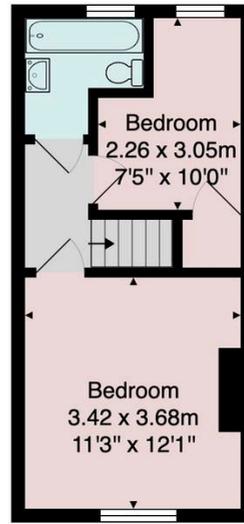
**OUTSIDE** To the front of the property is a forecourt garden with stone wall and hand gate.

To the rear of the property is a low maintenance courtyard garden, with built in bench seating and hand gate to a private parking space.





Ground Floor



First Floor

Total Area: 59.7 m<sup>2</sup> ... 643 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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