



6 Skipton Street, Harrogate

£265,000 Offers Over



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A deceptively spacious stone-built two bedroom terraced house, with modern kitchen and bathroom. The property benefits from an enclosed courtyard garden to the rear and is conveniently situated just off Kings Road, close to excellent local amenities and within easy walking distance of Harrogate town centre.

The well presented accommodation is arranged over two floors and includes two reception rooms, a modern kitchen, two double bedrooms, a useful office and a house bathroom. The property also benefits from gas fired central heating and double glazing.

OUTSIDE

To the front of the property there is a forecourt garden with path leading to the front door. To the rear there is an enclosed courtyard garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



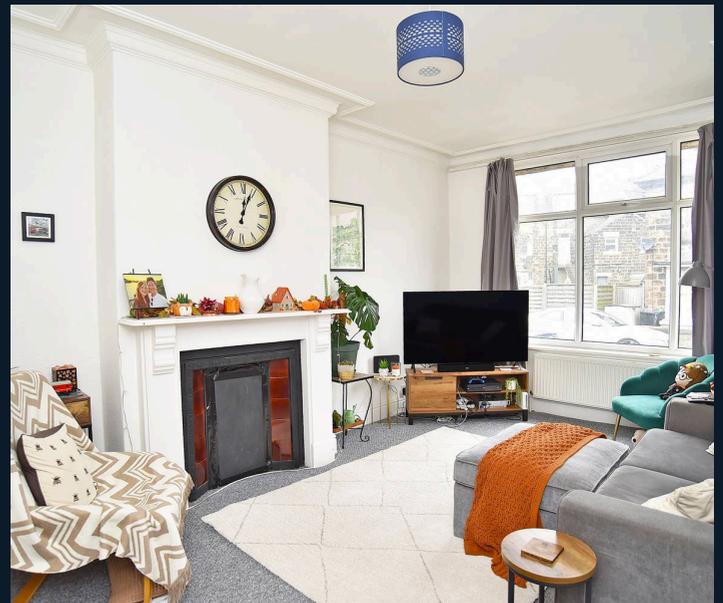
GROUND FLOOR

The accommodation opens into an entrance hall with central heating radiator.

The sitting room has a window to the front and an attractive fireplace with wood surround, creating a comfortable reception space.

There is a separate dining room with an understairs cupboard.

The kitchen is fitted with a range of wall and base units and includes an electric hob with extractor hood above, integrated electric oven, plumbing for a washing machine and space for a fridge freezer. There are windows to the side and rear together with a door providing access outside.



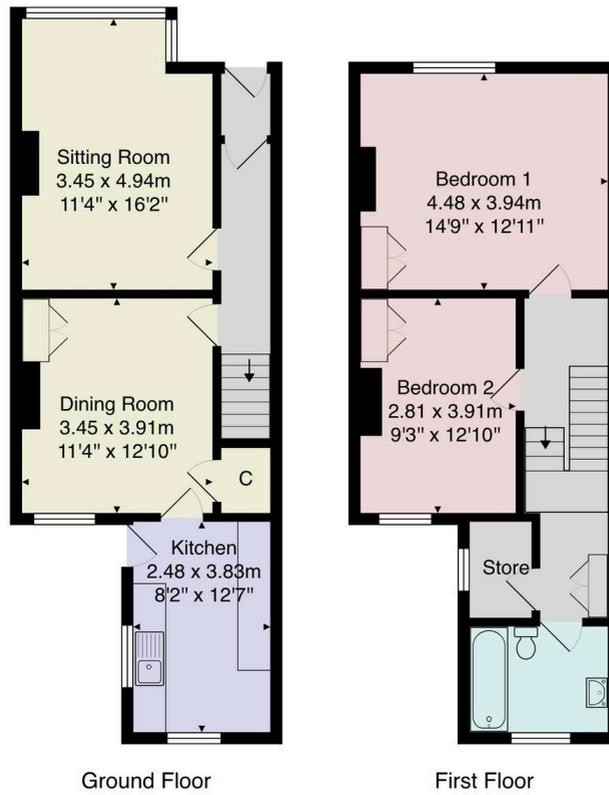
FIRST FLOOR

On the first floor the landing has a skylight window and useful storage cupboards.

There are two double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom positioned to the front and the second bedroom to the rear.

There is a useful office and the accommodation is served by a bathroom fitted with a white suite comprising WC, washbasin and bath with shower above.





Ground Floor

First Floor

Total Area: 94.5 m² ... 1017 ft²

All measurements are approximate and for display purposes only.

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