



11 Plantation Terrace, Harrogate, North Yorkshire, HG2 0DE

£300,000

Guide Price

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An immaculately presented and very well-appointed period town house offering deceptively spacious three-bedroomed accommodation, in a delightful setting adjacent to the Pine Woods and within easy walking distance of Harrogate town centre.

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This superb property offers stylishly presented, bright and airy accommodation, with considerable charm and character, arranged over three floors. The property features designer kitchen and bathroom fittings and also has the benefit of enclosed gardens and private courtyard to the front and rear respectively.

The property is situated in a delightfully quiet residential backwater, adjacent to the Pine Woods whilst being well served by the local shops and services of Otley Road. Harrogate town centre is only one mile distant via the famous Valley Gardens. An internal inspection is strongly recommended.





## GROUND FLOOR

Modern front door leads to -

### ENTRANCE HALL

### LOUNGE

(11'7 x 12'7 max into bay) Double-glazed bay window to front, solid-fuel stove with slate hearth and ceiling cornice.

### DINING ROOM

(13' x 11'7) Double-glazed window to rear and recessed fireplace with tiled hearth and feature rustic brick recesses each side. Good-sized under-stairs storage cupboard.

### KITCHEN

(10'7 x 8'3) Double-glazed windows to side and rear, plus modern half-glazed exterior door to side leading to private, enclosed courtyard garden. Good quality modern fittings comprising fitted base cupboard with wooden work surfaces above having inset sink unit, tiled splashbacks and matching wall-mounted units. Built-in electric hob with oven below and extractor hood above. Integrated dishwasher, washer / dryer and two integrated fridges. Fitted cupboard houses the gas central heating boiler. Porcelain floor tiles.



## FIRST FLOOR

### BEDROOM 1

(15' x 10'1) Two double-glazed windows to front.

### BEDROOM 2

(13' x 9'1) Double-glazed window to rear.



### BATHROOM

(10'9 x 8'3) Double-glazed window to side and skylight windows providing ample natural daylight. Modern designer suite comprising free-standing bath, separate fully tiled shower cubicle, low-flush WC and washbasin with wall-mounted mirrors above. Tiled floor and chrome heated towel rail. Half-tiled walls in travertine.

## SECOND FLOOR

### BEDROOM 3

(12'11 max narrowing to 7'7 x 12'3 max into eaves) Skylight windows to front and rear, plus wall-mounted electric radiator. Access to front and rear eaves storage areas.

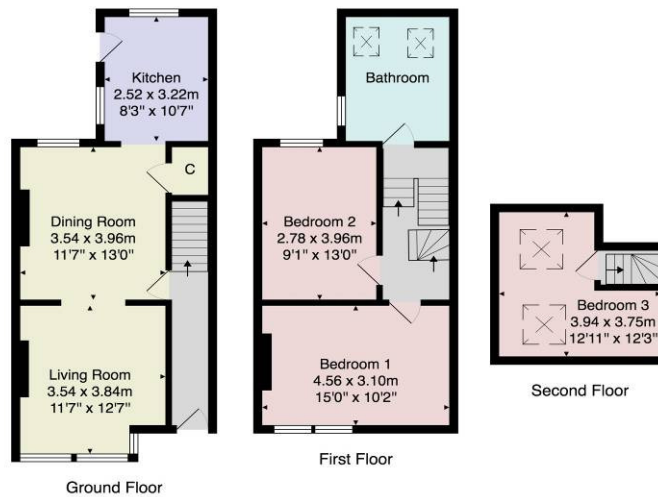


### OUTSIDE

Enclosed lawned garden to front with flower borders. Tiled path leads to the front door. To the rear there is an enclosed courtyard garden affording good privacy and having a pleasant aspect and enjoying the benefit of sunlight from mid morning till the evening. Tiled floor covering to the courtyard and small brick-built store. Gate to rear affords access over the service road leading to the Pine Woods.

**Tenure** - Freehold

**Council Tax Band** - D



Total Area: 98.1 m<sup>2</sup> ... 1056 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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

For all enquiries contact us on:

# 01423 562531

sales@verityfrearson.co.uk

