



4 Bachelor Gardens, Harrogate, North Yorkshire, HG1 3EL

£197,000

Guide Price

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A beautifully presented two-bedroomed characterful stone-built cottage providing newly refurbished and stylish accommodation.

This attractive cottage provides two double bedrooms and modern house bathroom, together with a quality fitted kitchen and spacious reception room. A rear porch leads to a private enclosed rear garden.

Bachelor Gardens is a popular residential location well served by local shops and amenities and situated on a bus route.





GROUND FLOOR

KITCHEN

A modern newly fitted kitchen with inset sink unit, electric hob with extractor hood above and integrated double oven. Integrated dishwasher and washing machine and fridge. Window to front.

SITTING ROOM

A spacious reception room with window to rear overlooking the garden. Understairs storage cupboard.

REAR PORCH

A useful storage space with window to rear and door to garden.



FIRST FLOOR

BEDROOM 1

A spacious double bedroom with window to front.

BEDROOM 2

A further double bedroom with window to rear. Fitted wardrobes.

BATHROOM

Fitted with a white suite comprising low-flush WC, washbasin and panelled bath with shower above. Tiled walls and floor. Heated towel rail.



OUTSIDE

To the rear of the property is an attractive courtyard garden with paved seating areas. To the front is an integral store with storage above.

Council Tax Band - B





Ground Floor
Area: 33.5 m² ... 361 ft²

First Floor
Area: 30.8 m² ... 332 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - Low carbon cost</small> <small>(91-100) A+ (81-90) A (71-80) B (61-70) C (51-60) D (41-50) E (31-40) F (21-30) F (1-20) G</small>		<small>Very low carbon dioxide footprint - Low CO₂ emissions</small> <small>(91-100) A (81-90) B (71-80) C (61-70) D (51-60) E (41-50) F (31-40) F (21-30) F (1-20) G</small>	
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	