



25 Russell Street, Harrogate, North Yorkshire, HG2 8DJ

£230,000

Offers Over

25 Russell Street, Harrogate, North Yorkshire, HG2 8DJ

A fantastic opportunity to purchase a two-bedroomed mid-terrace property with loft room and courtyard garden, in this sought-after location just off Leeds Road.

The property provides spacious accommodation, with two reception rooms (both having fireplaces), kitchen, two bedrooms and house bathroom. The second floor provides a loft room which could be used as an office or as an occasional bedroom.

Russell Street is a convenient location close to a parade of shops, a Marks & Spencer food hall, Hornbeam Park railway station, excellent schools, and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

Bay window to front and attractive fireplace with living-flame gas fire.

DINING ROOM

A further reception room with window to rear, fitted cupboards and fireplace. Under-stairs storage cupboard.

KITCHEN

Having a range of wall and base units and work surfaces with inset sink. Gas hob with extractor hood above, integrated electric oven and dishwasher, plumbing for washing machine. Window to side and exterior door leading to the garden.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

BATHROOM

White suite comprising low-flush WC, washbasin, bath and shower cubicle. Window to side.



SECOND FLOOR

LOFT ROOM / OFFICE

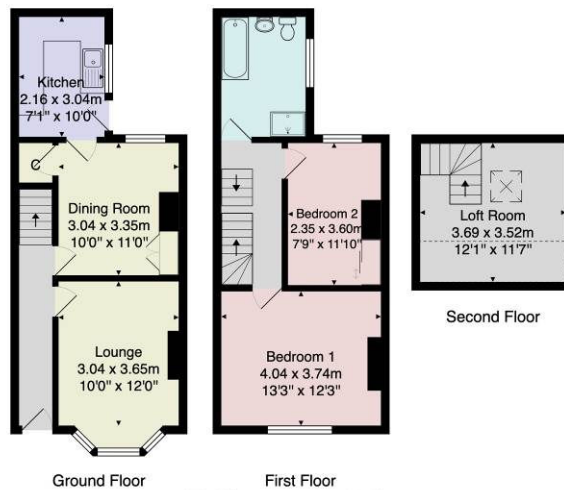
Staircase leads to a useful second-floor room which is currently used as an office but which could be used as a snug / occasional bedroom.

OUTSIDE

To the rear there is an enclosed paved courtyard garden with timber shed.

Council Tax Band - B





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

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
56	57	51	52
Very energy efficient - lower running costs (91-94) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO ₂ emissions (81-94) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	