



5 Newnham Terrace, Harrogate, North Yorkshire, HG2 7ST

£235,000

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An attractive and beautifully presented and extended stone-fronted three-bedroomed town house situated in this popular and highly convenient location close to the famous Harrogate Stray.

This excellent property offers spacious accommodation arranged over three floors, including an open-plan living space and modern fitted kitchen on the ground floor, plus three double bedrooms on the upper floors and a high-quality, recently fitted bathroom. Externally, there is an attractive courtyard garden and store room.

The property is situated in a convenient location well served by local shops and just a short walk from Harrogate town centre via the Stray.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front and attractive cast-iron fireplace with living-flame gas fire. Open plan to -

DINING ROOM

A further reception room with window to rear, under-stairs cupboard and wood-burning stove.

KITCHEN

Range of modern wall and base units and work surfaces with inset sink. Electric hob with extractor hood above, integrated electric oven and dishwasher, plumbing for washing machine. Window and exterior door to side.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further bedroom with window to rear and airing cupboard.

BATHROOM

A stylish, newly fitted bathroom suite with roll-top bath, large shower, low-level WC and washbasin. Tiling to walls and floor, windows to side.



SECOND FLOOR

BEDROOM 3

A further bedroom with window to rear and fitted wardrobes.

LARGE STOREROOM

With eaves providing potential to convert to and en-suite.

OUTSIDE

Small forecourt garden to front. Enclosed courtyard garden to rear having a pleasant southwesterly aspect, built-in pergola and seating area. Attached store.



Council Tax Band - C



Total Area: 112.1 m² ... 1206 ft²
 All measurements are approximate and for display purposes only.
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