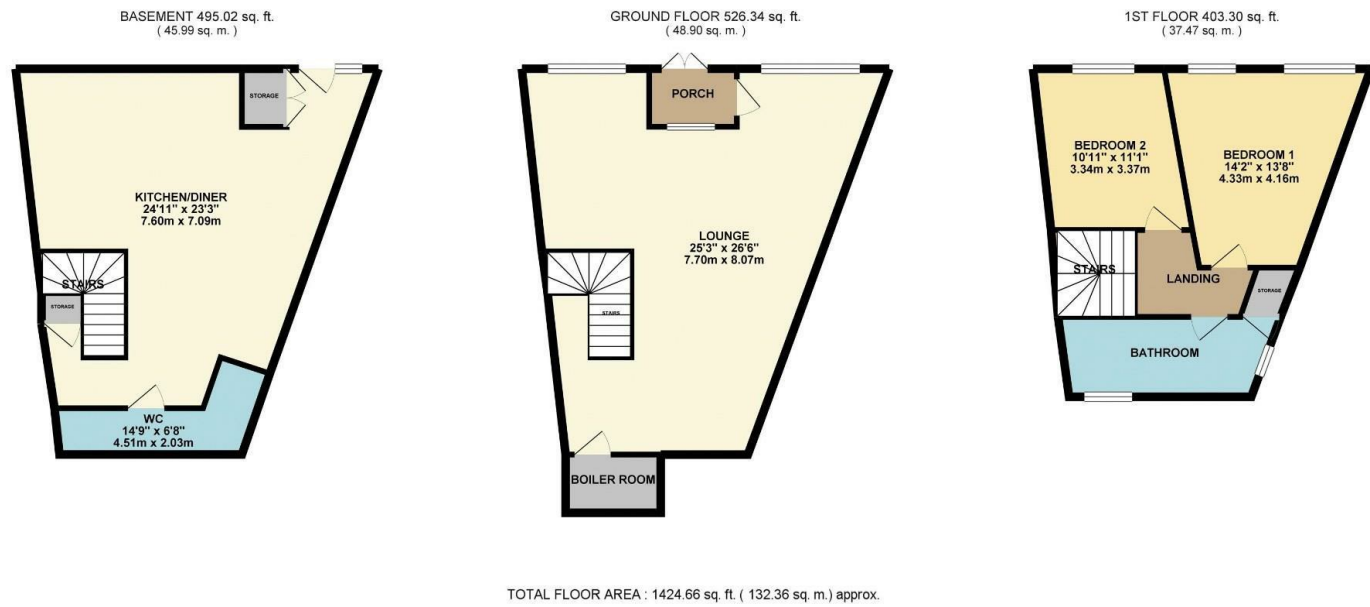


Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	
	2002/91/EC	

Directions

Proceed along King Road and turn right into Grove Road and first right into Franklin Mount. Continue to the top of the street where the property is easily found on the right hand side marked by a Hopkinson's for sale board on Franklin Road.

Council Tax Band D Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£450,000

93 Franklin Road, Harrogate, HG1 5EH

2 Bedroom House

**A stunningly presented, unique two bedroomed end terrace house offering immaculate living accommodation arranged over three floors, positioned in a central location close to Harrogate's town centre and benefitting from off street parking.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

Description

Recently renovated to a high standard throughout with an updated Worcester boiler providing gas central heating operated from a Nest system and double glazing, the living accommodation comprises; entrance porch, spacious living room with double fronted windows and feature raised fireplace with new log burner stove. Bespoke staircase throughout all three levels. Downstairs there is an open plan living kitchen with freestanding rangemaster cooking range, dishwasher, fridge/freezer and solid oak worktops with Shaker style units, dining area and door leading out to steps up to the garden. There is also a separate utility area and w/c.

On the first floor the landing leads to two double bedrooms and a modern house bathroom with shower over the bath, w/c and hand basin.

Outside to the front there is a private and enclosed garden with lawned area and patio offering a great entertaining space. The paved driveway provides off street parking for two vehicles in tandem.

Viewings highly recommended to fully appreciate the charm and character offered throughout this stunning home.

