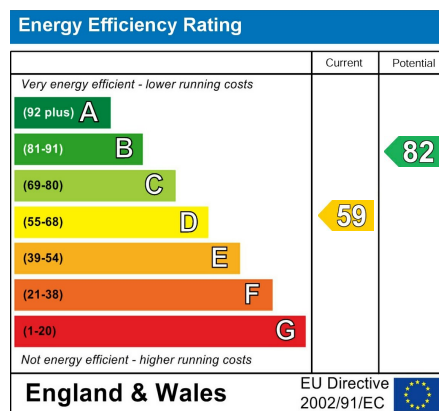


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Leeds Road A61 and just after the Sainsburys local turn left onto Mount Street and then turn right onto Gladstone Street where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band B 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.



£275,000

38 Gladstone Street, Harrogate, HG2 8DG

2 Bedroom Character Property - Terrace

A two bedroomed well presented terrace offering spacious and well proportioned living, benefitting from a superb location on the south side of Harrogate, with a wide range of local amenities and transport links by rail and bus to Harrogate, Knaresborough., Leeds and York. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas central heating the living accommodation comprises; entrance hall, spacious lounge with bay window and feature fireplace, open plan dining room, kitchen with solid wooden worktops and appliances including an eye level oven, electric hob. There is a separate utility/pantry with space for a free standing fridge freezer and plumbing for a washing machine.

On the first floor the landing leads to the main bedroom, second double bedroom with a built in storage cupboard, house bathroom with shower over the bath, w/c, hand basin and there is also a really useful storage cupboard.

Outside to the front of the property is unrestricted on street parking and an enclosed front garden area and pathway leading to the front door. To the rear is a courtyard garden with a door leading out from the kitchen onto a patio which creates a great entertaining and BBQ area. There is also astroturf and an external storage cupboard.

Gladstone Street benefits from a short walk to the parade of shops on Leeds Road including convenience stores, post office, coffee shops and M&S Foodhall. The fantastic transport links include the 36 bus between Harrogate, Leeds and Ripon and there is Hornbeam Park train station within walking distance which is on the Leeds, York, Knaresborough and Harrogate line.

