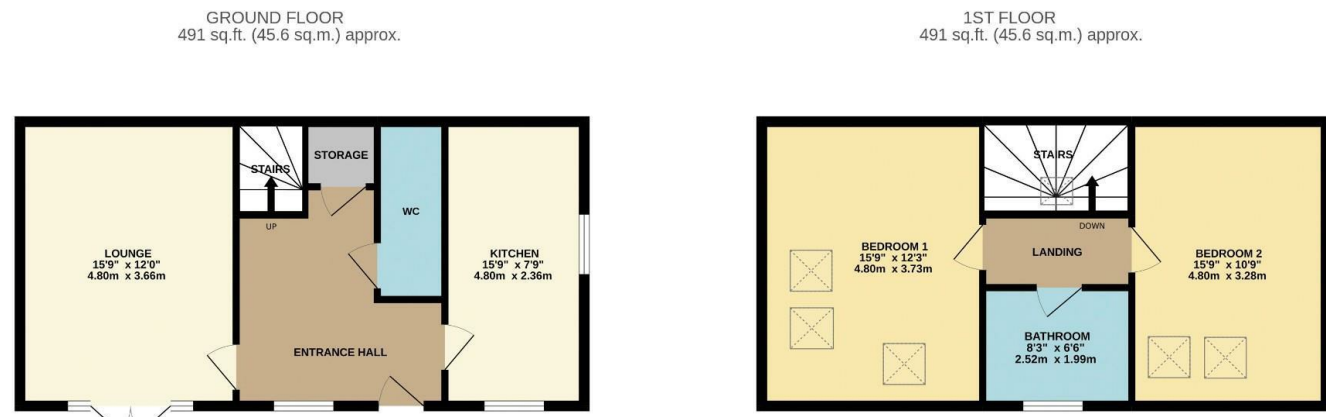


Floor Plan



TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

From Prince of Wales Roundabout proceed up Leeds Road along the A61 straight across St Georges roundabout then right into St Marks Avenue then take the first left where the Coach House is the first on the left easily identified by Hopkinsons For Sale board.

Council Tax Band E 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**

The Coach House Rear of 36, Leeds Road, Harrogate, North Yorkshire, 2 Bedroom House - Detached HG2 8BQ

**A rare opportunity to acquire a detached stone-built coach house with private parking for several cars located close to the Stray and town centre amenities. No chain involved.**



**HOPKINSONS**  
 ESTATE AGENTS

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

## Description

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With central gas-fired heating and sealed unit double glazed windows this charming property offers an ideal investment for rental or owner-occupation.

The property briefly comprises a central reception dining hall with a useful under stairs store with an updated hot water cylinder. Guest cloaks/WC.

There is a front-to-back lounge with patio doors to provide access to the front patio and parking area. The lounge offers a living flame coal effect gas fire.

There is a spacious dining kitchen with integrated appliances that include a dishwasher cooker hob and fridge freezer. There is a freestanding washing machine included in the sale.

On first floor, there are two double bedrooms each with skylights and a central house bathroom with a walk-in shower.

The property features an enclosed secure garden area to the front and side and has the option to create a garden area as well as pleasant sitting areas and off-street parking for several cars.

Harrogate is a popular town which features a good range of bars restaurants and cafés.

Harrogate offers the traveller and commuter good access to Leeds York and London via either road rail or bus.

A short walk away there is the famed 200-acre Stray which is maintained in Parkland.

Further up Leeds Road, there is a Marks & Spencer's Food Hall and shops which cater to most daily needs. Catchment for Harrogate Grammar school. There is also a Hornbeam Park railway stop which provides quick access for travel and commuter to Leeds and York.

