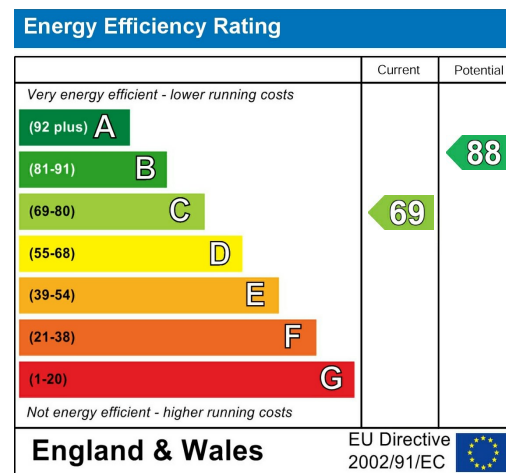


Floor Plan



Energy Performance Certificates



Directions

Proceed up Otley Road and Wharfedale Place is easily found on the left-hand side. Number 18 is clearly found on the right hand side marked by a Hopkinson for sale board.

Council Tax Band 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.



**£250,000**

18 Wharfedale Place, Harrogate, HG2 0AY

2 Bedroom House - Terraced

*A beautifully presented inner stone faced two bed roomed terrace house located in a popular residential location off Otley Road close to local shops and schools.*



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With gas fired central heating and replacement windows this beautifully appointed cottage style home briefly comprises spacious lounge, new fitted kitchen with a good range of storage cupboards, four ring ceramic electric hob, fan assisted oven and extractor fan over. There is a door that leads to a useful utility store at the rear with electric light, power and plumbing for a washing machine.

At first floor, the principal bedroom at the front office two fitted wardrobes. The bedroom at the rear features a view over the west facing patio garden.

There's a spacious, white, house bathroom with bath, toilet, wash basin and both a watering can and handheld shower over the bath. There is also a useful storage cupboard with an electric heater.

Outside to the front of the property, there is a fore garden.

At the rear and approached from a service lane there is an enclosed newly paved west facing patio garden ideal for entertaining and relaxing.

Internal inspection strongly recommended.

The property is located off Otley Road near playing fields, pleasant walks and Betty's Harlow Carr.

If you proceed down Otley Road there is the famed 200 acre Stray, numerous bars, restaurants cafés and shopping opportunities in Harrogate town centre.

