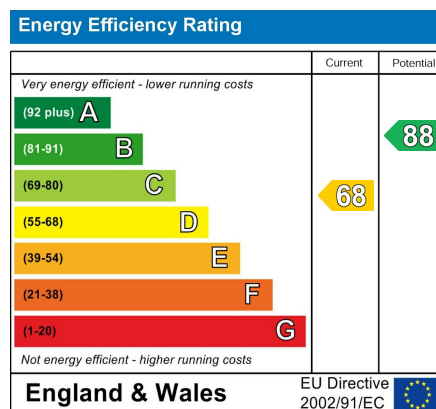


### Floor Plan



## Energy Performance Certificate



### Directions

From the Prince of Wales roundabout proceed out of Harrogate on Otley Road. Continue passed Harrogate Grammar School and towards the top of the hill and passed the Shepherds Dog and take the second left onto Wharfedale Place where the property is easily found on your right hand side, clearly marked by a Hopkinsons 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.



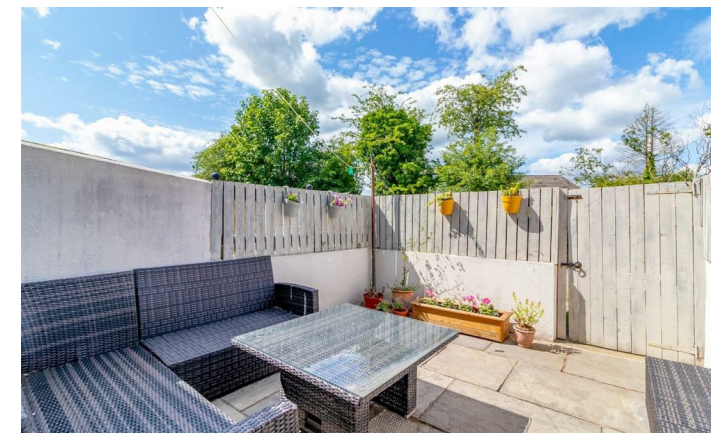
**£250,000**

10 Wharfedale Place, Harrogate, HG2 0AY

## 2 Bedroom House - Terraced

**\*\* VIEWINGS TO COMMENCE FROM 22ND JULY\*\***

***A beautifully presented two bedroomed terraced house offering well proportioned living accommodation and benefitting from a superb location on Harlow Hill with a wide range of amenities close by with a regular bus service into Harrogate's town centre. NO ONWARD CHAIN.***



HOPKINSONS  
E S T A T E  A G E N T S

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

Description

The Property

With gas fired central heating and double glazing the living accommodation comprises; entrance porch, lounge with feature fireplace, modern fitted kitchen with electric hob and electric oven, space for a under counter fridge. Then a rear porch which houses the gas central heating boiler also has plumbing for a washing machine and a door leading out onto the west facing garden. Additionally there is a useful storage cupboard under the stairs.

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

Outside

Outside to the front of the property there is unrestricted on street parking. Leading up to the property is a flagged patio area which is easy to maintain. To the rear of the property is a fully enclosed west facing courtyard garden with a flagged patio which creates a lovely seating and barbecue area. There is a back road and there is a strip of land which is owned by number 10 and can be used for a variety of uses, some of the neighbours use it for parking or extra garden or put garden sheds on it.

Surrounding Area

Harlow Hill has a variety of amenities, pub, park, fantastic schooling options both Primary and Secondary, countryside walks on your doorstep leading into Pinewoods, a couple of pubs within walking distance, Harlow Carr and a regular bus route into Harrogate's town centre.

