

52 Harlow Terrace, Harrogate, HG2 0PN



3 1 2

**£375,000**



## Description

A traditional brick built town house with accommodation arranged over four floors. The property retains original features including deep moulded cornicing and picture rails and also benefits from Upvc sealed unit double glazing and gas fired central heating.

The accommodation briefly comprises of, entrance vestibule and hall, sitting room with bay window, dining room leading to the kitchen. On the lower ground floor are two cellar rooms one which is used for storage and the other as a utility room.

On the first floor are two double bedrooms and bathroom, whilst on the second floor a further large bedroom. This room has been created into a master suite in other similar houses by putting an en-suite facility in the room. There are courtyard style gardens to both the front and rear.

Harlow Terrace is conveniently placed off Cold Bath Road which supports an excellent range of amenities catering for most daily needs. The town centre is also within walking distance with The Stray and Valley Gardens nearby. The location is ideal for families due to the excellent schooling for all age groups within walking distance. The position is also convenient for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

## Tenure

Freehold.

## Directions

From the Crown Hotel roundabout, proceed up Cold Bath Road, take a right turn onto Westcliffe Terrace, then first right onto Harlow Terrace.

## Services

All mains services are connected to the property.

## Council Tax Band

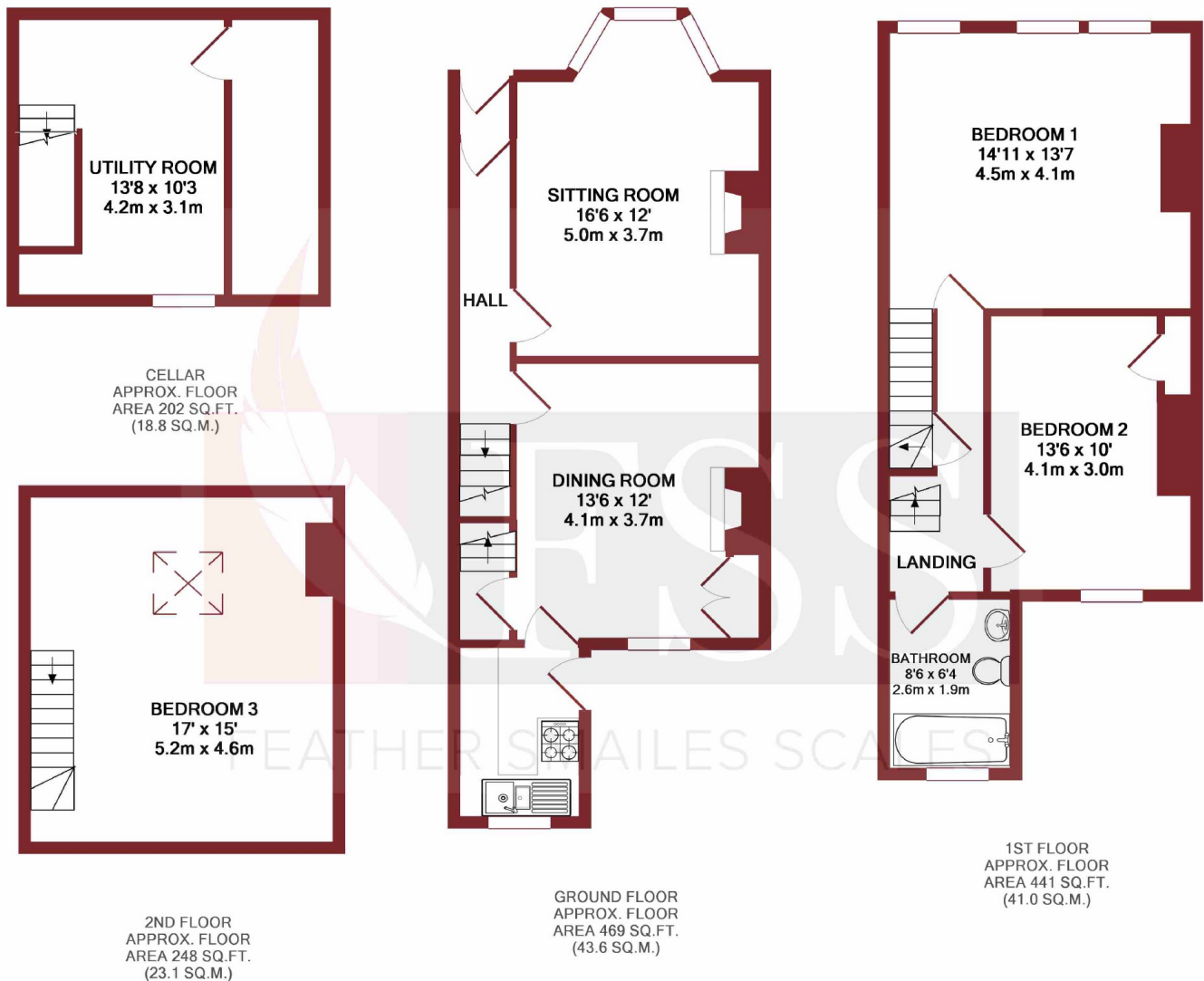
Tax band D.

## Details produced

26th October 2017.

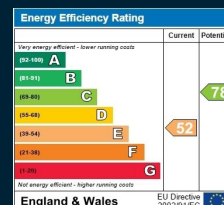






**TOTAL APPROX. FLOOR AREA 1360 SQ.FT. (126.4 SQ.M.)**  
Made with Metropix ©2017

**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should rely on Statements by Feather Smalles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smalles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps and plans displayed are for illustration purposes only. photographs show only certain parts of the property as they appeared at the time they were taken. Areas, **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



**01423 501 211**  
www.fssproperty.co.uk  
info@fssproperty.co.uk  
8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE

**rightmove**  
find your happy

**onTheMarket.com**

**TDS**  
Tenancy Deposit Scheme  
member

**nava | propertymark**  
PROTECTED

**aria | propertymark**  
PROTECTED

**naea | propertymark**  
PROTECTED

**The Property Ombudsman**