



## 20 Camwal Terrace

Harrogate, HG1 4PZ

**£895 PCM**





This through terraced house offers generous sized two bedroomed accommodation which includes two double bedrooms and is an ideal home for a professional couple or small family. The property is available for immediate occupation, has gas central heating, double glazing, a large dining kitchen and bathroom, including separate shower cubicle.

#### Accommodation

On the ground floor there is a lounge at the front of the property with uPVC external door. An inner lobby then leads to a large dining kitchen with range of modern units, electric hob, built-in oven and a washing machine. The rear entrance lobby leads to the back yard and has a uPVC door. Bathroom with a four-piece white suite comprising WC, wash hand basin, bath and separate fully tiled shower cubicle. On the first floor are two double bedrooms, one at the front with a small fitted wardrobe and the larger bedroom to the rear also has fitted wardrobes and storage cupboards, one of which houses the central heating boiler.

There is a small yard to the front of the property and a small enclosed concrete yard to the rear.

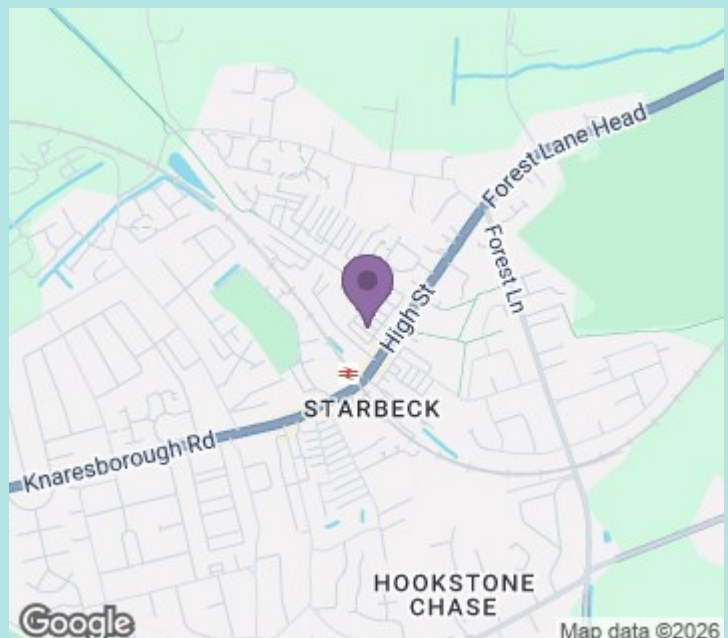
#### Location

The property is situated on a pleasant cul de sac, just off the A59. This is a convenient location, a short drive from the centre of Harrogate but within walking distance of the local railway station, Belmont Park and Harrogate Athletic Club. Local shops, bars and cafes are all within walking distance.

Council tax band: B  
EPC rating: D  
Deposit: £1,032



Total area: approx. 59.5 sq. metres (640.7 sq. feet)



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