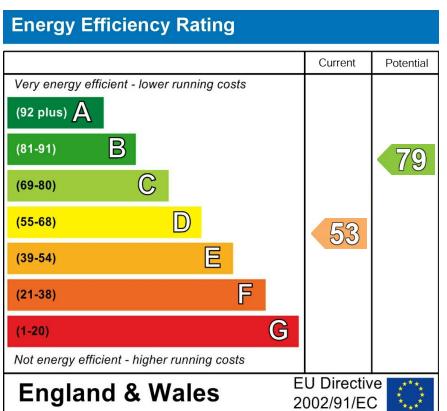


## Floor Plan



## Energy Performance Certificate



## Directions

Proceed out of Harrogate along the Kings Road and turn right onto Studley Road where the property is easily found on the left on side marked by a Hopkinsons for sale board.

Council Tax Band D 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.



**£650,000**

6 Studley Road, Harrogate, Yorkshire, HG1 5JU

4 Bedroom House - Townhouse

**A stunning four bedroomed in a townhouse that has been sympathetically restored to an exacting standard with modern fitments located in a most desirable town centre position. No chain involved.**



**HOPKINSONS**  
ESTATE HAGENTS

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

## Description

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With a Worcester gas-fired, central heating, boiler, and new radiators in the property, which has undergone an intensive modernisation program, including replacement sash windows, new decor and floor coverings, a new breakfast kitchen, and two new bathrooms.

Entrance vestibule, reception, hall, bay, fronted, lounge, with feature, open fireplace, dining room, newly installed, luxury, breakfast kitchen, with a good range of cupboards and drawers that conceal a dishwasher, washer/dryer, Worcester boiler, and also include a microwave, coffee, machine and a full electric aga with side module that incorporates a hot plate and two additional ovens, therefore offering four ovens in total. A hard-wearing new parquet floor leads to a pleasant breakfast/morning area with a breakfast bar at the back of the kitchen.

At the first floor, there are two double bedrooms and a newly installed luxury house bathroom with a deep bath, walk-in, shower cubicle, and twin vanity unit. There is a useful new separate toilet with a hand wash basin.

On the second floor, there are two further double bedrooms and a new house bathroom with a corner shower stall. There is a separate potential study area on the landing. Additionally, there is a pulldown ladder that leads to a party-boarded loft.

To the front and rear, there are manageable enclosed gardens which at the rear offer astroturf and a pleasant sitting area off a rear service lane. The property is situated only a short walk away from town centre amenities, including shops, bars, restaurants, and the town bus stop and railway stop. Harrogate is a popular town that is well-placed for those who may require access to Leeds, York, and London.

