



2 Bedroomed Terraced

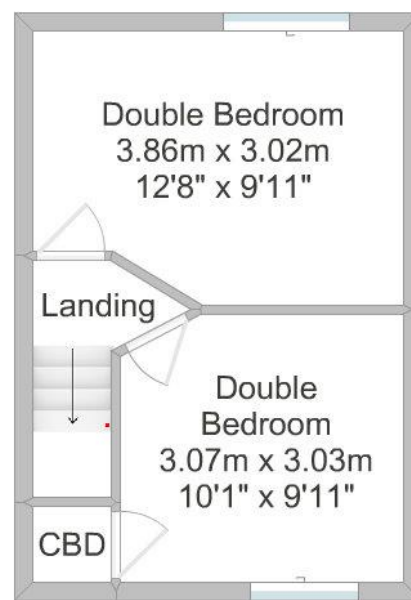
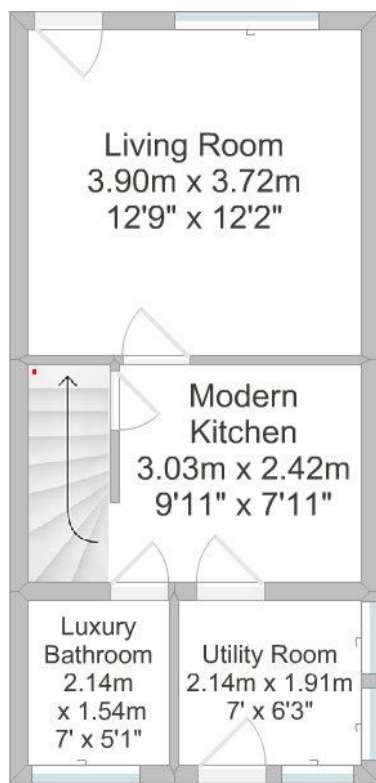
£160,000

6 Baden Street

Harrogate, HG1 4BX



Email: talk@alexandergibson.co.uk
Telephone: 01423 563077
5 Raglan Street,
Princes Square,
Harrogate, HG1 1LE



Nestled away on a quiet cul-de-sac near to the town centre, this charming terraced home has a lovely welcoming feeling from the moment you step through the front door.

The neutrally decorated rooms add to the calm atmosphere, and the cosy lighting and elegant living room fire give the property a warm, homely feel. This is a home to retreat to, away from the pressures of modern life.

The kitchen is modern and clean, and has the bonus of a separate utility room, a rare find in this location. A spectacular glossy bathroom is next, beautifully finished with built-in vanity units and storage. Both bedrooms are of ample size to take a double bed and furniture, and the rear bedroom has built-in storage in addition.

To the rear of the property is a pleasant and private south-west facing courtyard with secure gate leading out to an access road.

6 Baden Street is a comfortable and inviting home in a great location, and is in good condition ready to welcome new owners. Call today to book your appointment to view.

Surroundings

Baden Street is in the High Harrogate area of the town, less than a mile from Harrogate Railway Station and the centre of town. Three primary schools and Harrogate High School are within a few minutes' walk, and there are footpaths out to the Bilton countryside nearby, as well as Harrogate's famous Stray parkland within a short stroll. There is an ASDA supermarket and petrol station within a couple of minutes' drive, and a wide range of shops, food outlets and services are within easy reach on Westmoreland Street and Kings Road.

Services

The property is connected to mains gas, electricity, water and drainage. Fibre broadband is available in the area with speeds of up to 76Mbps.

Directions

From the centre of Harrogate cross over Station Bridge and take the left filter down East Parade. At the mini roundabout take the second exit onto Dragon Parade and keep right at the next junction to remain on Dragon Parade. At the junction with Skipton Road turn left, then take the right turn after the pedestrian crossing onto Grove Park Terrace. Follow the road down past the offices and storage company and then turn right onto Baden Street. You will see our For Sale sign on the right hand side, where one of our staff will be waiting to meet you.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: A

Alexander Gibson Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Alexander Gibson Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Alexander Gibson Estate Agents has any authority to make or give any representation of warranty in relation to this property.