



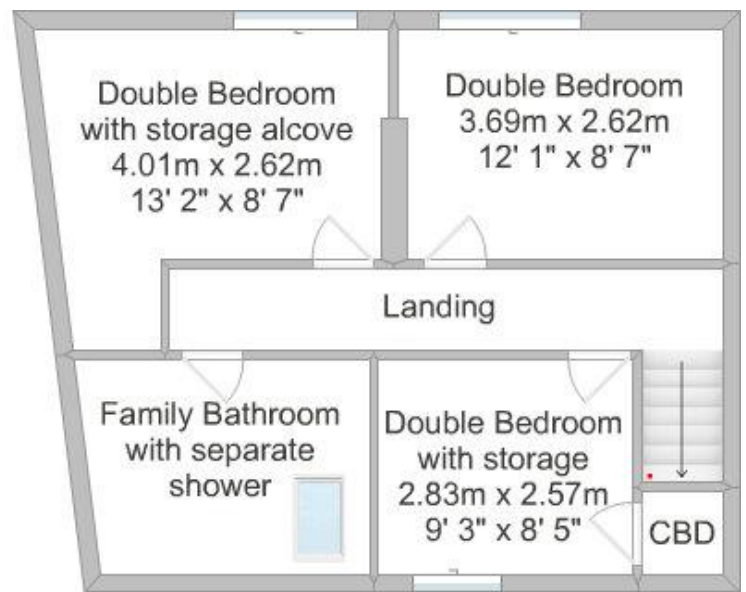
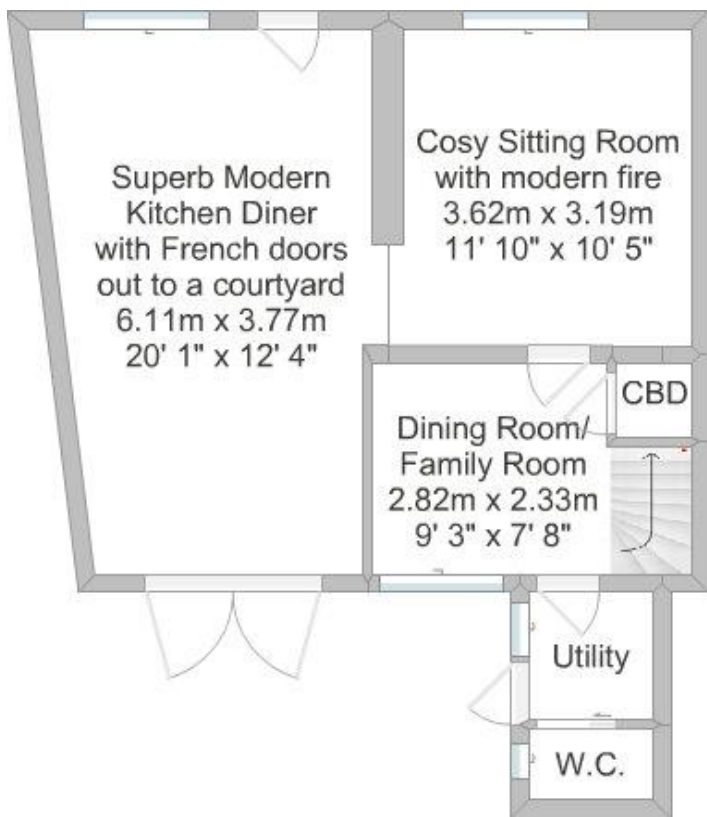
**3 Bedroomed End Terrace**

**Offers around £200,000**

**25 Baden Street**  
**Harrogate, HG1 4BX**



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This is a hidden gem of a home, tucked away in a quiet cul-de-sac a mile from Harrogate town centre. Larger than others in the area, with over 1000 square feet of accommodation, this three bedroom home has been very well cared for and is ready and waiting for a new family to enjoy.

A smart glossy kitchen forms part of the kitchen diner that runs the full length of the house, and opens out through French doors to a private courtyard garden at the rear. An archway leads through to the sitting room, centred around a modern gas fire, and the laminate flooring continues through to a separate dining room. Next is a utility room, plumbed ready for a washer and a dryer, and a ground floor W.C.

Upstairs there are three good-sized bedrooms, with some built-in storage and loft access, and a modern family bathroom with a separate shower cubicle.

Outside is a gated private courtyard, with a large secure store, paved in slate and ideal for outside dining and entertaining.

25 Baden Street is a unique family home, with a flexible layout that will suit a wide range of needs, and needs to be explored to appreciate the size of property and the value on offer. Call today to make your appointment.

### Surroundings

Baden Street is in the High Harrogate area, 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 left hand side, where one of our staff will be waiting to meet you.

Energy Efficiency Rating: D

Tenure: Freehold

Council Tax Banding: B - £1230. p.a.

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