

FOR SALE



Prospect Close, Harrogate, HG2 7PR

MARTIN&CO



Prospect Close, Harrogate

Two Bedroom Town House

Asking Price Of £215,000

- Offered for sale with no onward chain
- Convenient location
- Ideal for first time buyers
- Off street parking
- Excellent outside space on offer
- Well presented throughout
- Light & airy garden room
- Breakfast Kitchen
- Wood burning stove



A charming well-presented two bedroom town house with both front and back gardens, off street parking for up to two cars, on Prospect Close, suitable for a range of buyers.

Ideally situated within walking distance to Starbeck railway station and local transport providing easy access to both Harrogate, Knaresborough and surrounding areas.

One of the exceptional features of this home is the rare benefit of gardens to both the front and rear of the property. The back garden offers a fully enclosed low maintenance paved courtyard with flower beds, a shed and gated access from the off-street parking.

The front garden of the property provides a decked area with gravel garden and faces onto a path that only provides access to the other houses in the terrace, providing considerable privacy.

The property is decorated neutrally throughout and has a welcoming modern feel. The kitchen is well equipped with a good range of wooden units, a five-ring gas hob, built-in oven and microwave. The integrated appliances include fridge freezer, dishwasher and washing machine. There is ample space in the kitchen for a dining table suitable for a family. All appliances are included in the sale.

The kitchen leads through to a good size living room with the focal point of a wood burning stove for cosy evenings. The living room flows seamlessly into the garden room. This bright and airy extension with a glass roof and side windows is perfect for dining and relaxing. Double doors provide access to the decked patio and front garden.

Upstairs there are two generous double bedrooms each offering ample space and natural light. The house shower room has been tastefully fitted with a modern suite consisting of a large walk-in shower, basin and WC

With an expected rental income of £900 per month, the property provides a rental yield of approximately 5.02%. There is currently a tenant in situ until 30th April 2025.

The property benefits from gas fired central heating, and double glazing throughout, and is supplied by mains gas, electric and water services.

Tenure: Freehold

Council Tax: B

Current Energy Performance Rating: 71

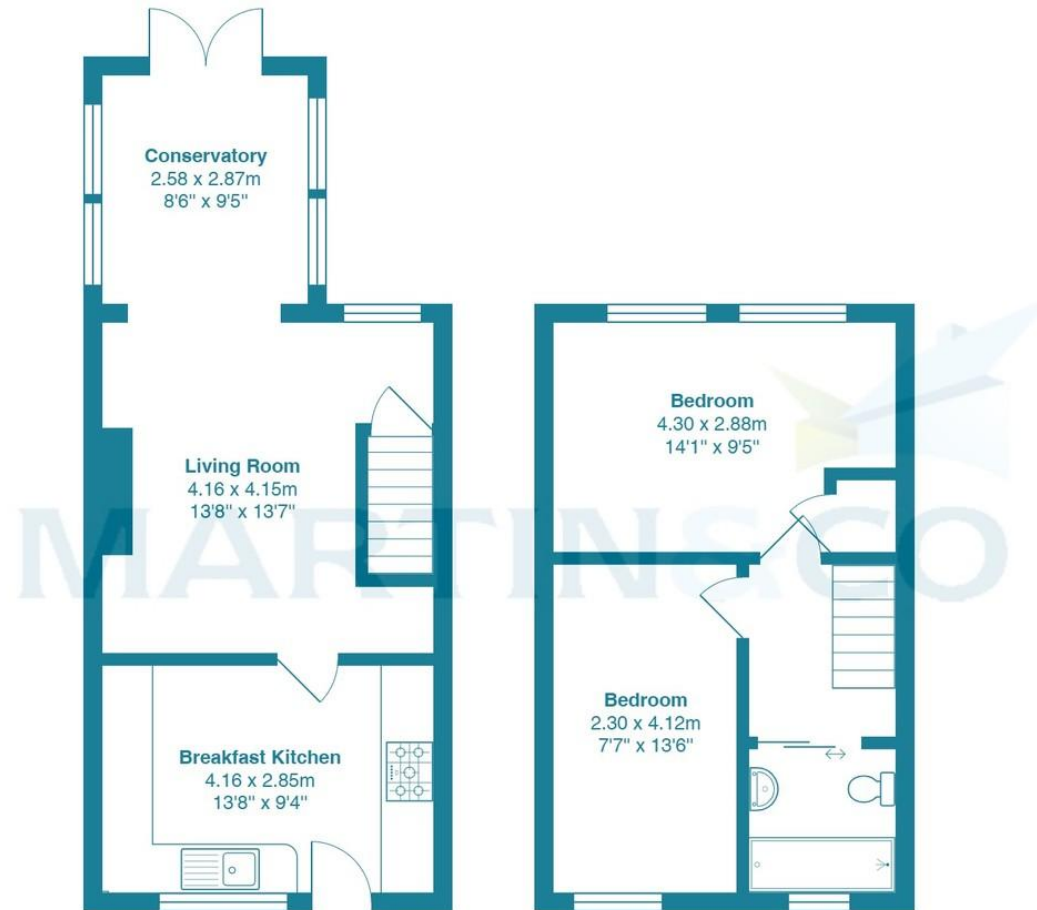
Potential Energy Performance Rating: 85

Broadband Availability: Full fibre, with estimated speeds up to 1,600Mbps

Mobile phone signal: O2, EE, Vodafone & Three

TV/Satellite services: SKY & BT





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Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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