

**FOR SALE**



**Plantation Road, Harrogate, HG2 0DB**

**MARTIN&CO**





## Asking Price of £229,950

- Fantastic location
- Short Walk to Cardale Park
- Two-bedroom mid terrace
- No onwards chain
- Enclosed Courtyard
- Neutral decor throughout
- Breakfast kitchen
- Upstairs shower room



A Perfect First Home in a Desirable Harrogate Location – Offered with No Onward Chain

Tucked away on the ever-popular Plantation Road in Harrogate, this charming mid-terrace property offers a fantastic opportunity for first-time buyers to step onto the property ladder in style. Surrounded by excellent local amenities and just a short distance from Harrogate's thriving town centre, this home combines convenience, character, and comfort and is offered to the market with no onward chain, ensuring a smooth and speedy purchase.

Decorated in soft, neutral tones throughout, the property is move-in ready and offers a homely, inviting interior that's perfect for settling in and relaxing.



The generously sized kitchen is a real highlight, featuring classic white units, a built-in oven with four-ring gas hob, undercounter fridge and washing machine. A practical breakfast bar provides an ideal space for casual dining, while a Velux window and French doors flood the space with natural light and offer access to the enclosed rear courtyard – perfect for enjoying sunny afternoons or entertaining guests.

The spacious reception room provides ample space for both living and dining, creating a flexible area to relax or host. Upstairs, the property benefits from two bedrooms – the main to the front and a second single overlooking the rear – both offering comfortable and peaceful spaces to unwind.

The contemporary shower room has been stylishly finished and includes a walk-in shower, modern basin, WC and a heated towel rail. Additional storage is available via a useful under-stairs cupboard.

To the front of the property, there is on-street parking, while to the rear you'll find a private, low-maintenance courtyard garden.

Plantation Road is ideally located within easy reach of a variety of local shops, cafes, and schools. With Harrogate town centre just a short walk or bus ride away, you'll have easy access to its famous Stray parkland, boutique shopping, and award-winning restaurants.

This is a superb opportunity to acquire a charming and conveniently located home in one of Harrogate's most sought-after residential areas – perfect for first-time buyers looking for a move-in-ready property with charm, practicality, and no onward chain.

Further useful information about this fantastic property includes:

Please note there is currently a tenant in situ on an AST until August 2025. The photographs within the listing were taken ahead of the current tenancy.

Tenure: Freehold

Council tax band: C

EPC Rating: C 72

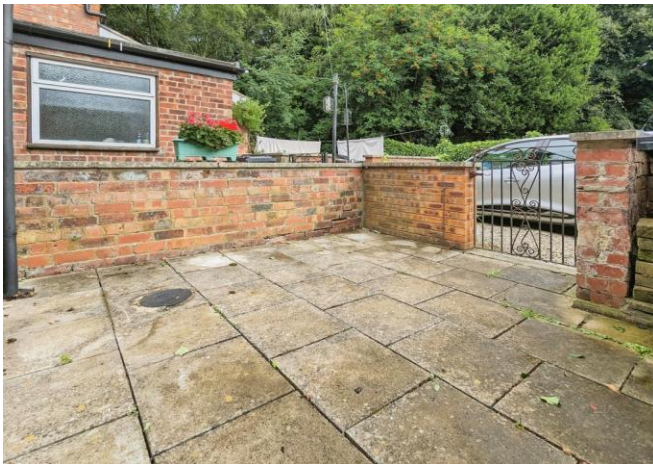
Utilities: serviced by mains electricity, gas and water services. Heating: Full gas fired central heating system

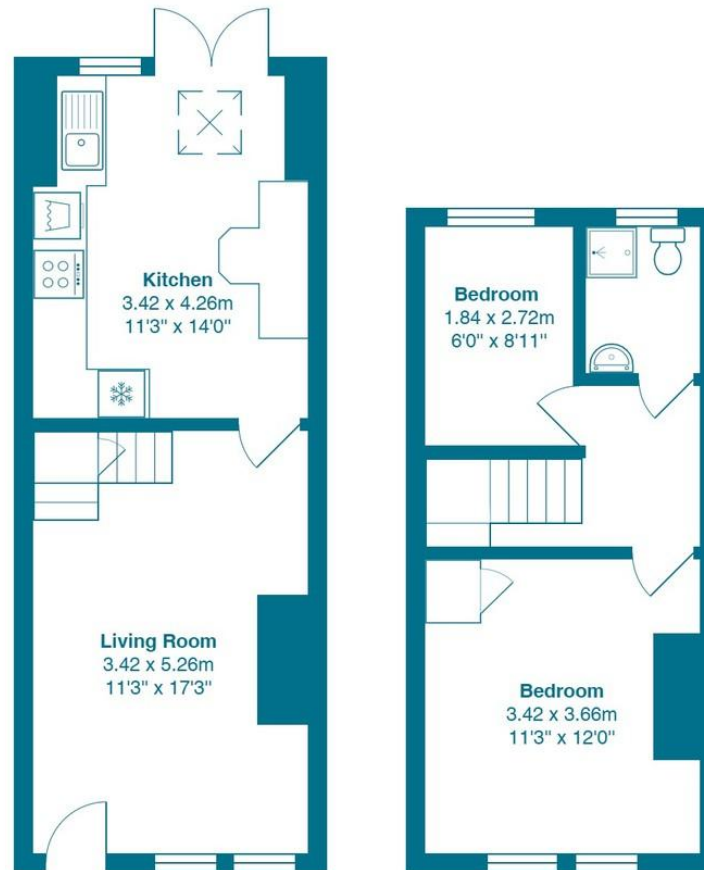
Estimated rental income: £950pcm

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE  
Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas – Very Low  
Surface water – Very Low





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Total Area: 59.8 m<sup>2</sup> ... 643 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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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.