

**FOR SALE**



**Chatsworth Road, Harrogate, HG1 5HX**

**MARTIN&CO**



## Chatsworth Road, Harrogate

Two Bedrooms, One Bathroom

**Asking Price Of £175,000**

- Ideal first home with great potential
- Short walking distance to town centre
- Close to the vibrant Kings Road
- Charming mid-terrace period home
- Two good sized double bedrooms
- Versatile and usable cellar space
- Convenient ground-floor bathroom
- Rear courtyard garden



On the market for £175,000, this two-bedroom mid-terrace on Chatsworth Road, Harrogate, is full of potential and ideal for first-time buyers keen to make a place their own. While the property is now in need of modernisation, it offers a fantastic chance to create a home perfectly suited to your style and taste.

The accommodation is typical for the area and briefly comprises a welcoming living room, kitchen, and downstairs bathroom. From the kitchen, there is access to a usable cellar, ideal for storage or potential further development. Upstairs, the property features two generously sized double bedrooms. To the rear, there is a courtyard garden with a right of access for neighbouring properties.

Chatsworth Road is conveniently located close to Kings Road, an up-and-coming area that has recently seen a number of independent restaurants, cafés, and bars open, giving the neighbourhood a lively and friendly atmosphere. The property is also within easy walking distance of Harrogate town centre, with its excellent shops, amenities, and transport links.

Priced to reflect the works required, this home represents a superb chance for buyers to get onto the property ladder quickly and add value through modernisation. Early viewing is highly recommended to fully appreciate what is on offer.

Further details regarding this property includes:

Tenure: Freehold

Council tax band: B

Estimated rental income: £800pcm

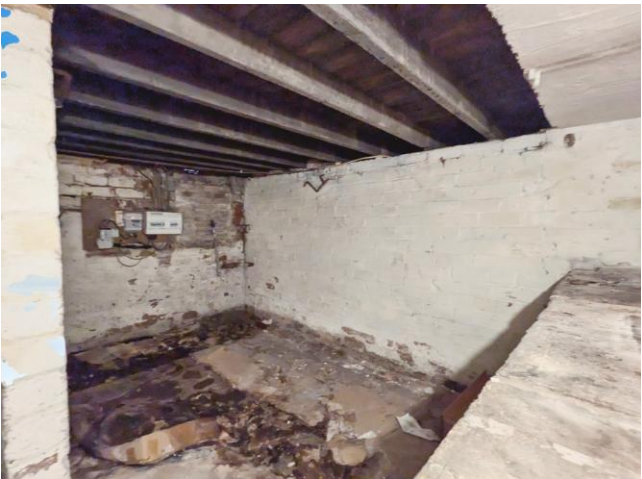
Utilities: Mains Electricity, Gas & Sewerage

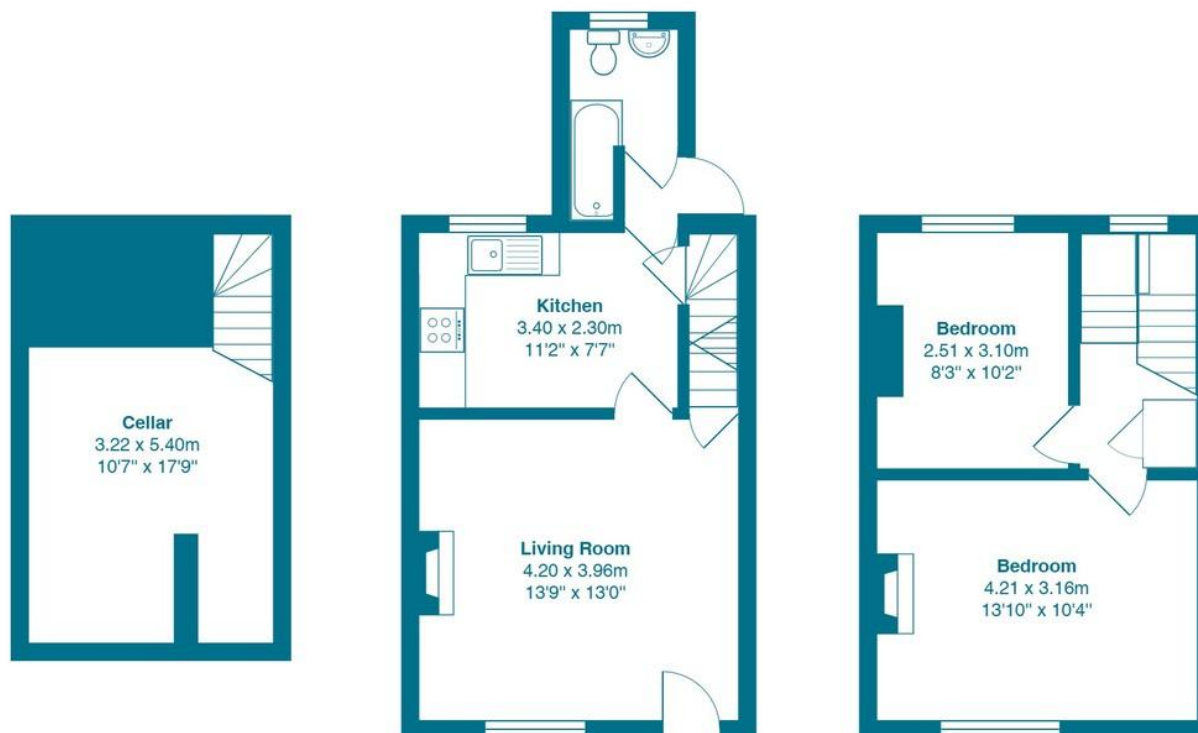
Heating: Gas fired boiler

Broadband availability: Fibre to the property with estimated speeds up to 1800Mbps  
Mobile phone coverage: O2, Vodafone, Three & EE  
Satellite & Cable TV Availability: SKY, VIRGN & BT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Chatsworth Road, Harrogate, HG1 5HX  
Total Area: 75.2 m<sup>2</sup> ... 809 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.

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