



Russell Street,
Harrogate, HG2 8DJ
£240,000

2 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

Located on a sought after residential street off Leeds Road, lies this well-proportioned two bedroom terraced house. Being situated on the sought after south side of Harrogate, Russell Street benefits from a number of nearby amenities such as shops, schools and local eateries. There is also easy access to major transport links like Hornbeam Park, the A1(M) and A59.

The property flows well and briefly comprises; entrance hallway, living room with bay window, dining room with multi-fuel burner and a good size galley kitchen to rear. To the first floor are two double bedrooms, house bathroom and a ladder-staircase leading to the loft conversion would could be used as a study/temporary bedroom. The property also benefits from a private rear courtyard, gas central heating and double glazing throughout.

ENTRANCE HALL

Front door and radiator.

SITTING ROOM THROUGH DINING ROOM 10'11" x 11'11" (3.34 x 3.64) plus 10'11" x 12'0" (3.34 x 3.67)

Double glazed bay window to front, feature fireplace, multi-fuel burner, telephone point, television point, double glazed window to rear, coving to ceiling and radiator.

KITCHEN 8'1" x 9'8" (2.46 x 2.95)

Fitted wall and base units with work surfaces over, sink, space for range cooker, space for washing machine, space for fridge/freezer, radiator, single glazed door leading to yard and double glazed window to side.

FIRST FLOOR

LANDING

Ladder-staircase leading to loft conversion with two skylights and eaves storage.

BEDROOM ONE 14'1" x 12'2" (4.28 x 3.71)

Double glazed window to front, feature fireplace and radiator.

BEDROOM TWO 8'8" x 11'11" (2.64 x 3.64)

Double glazed window to rear and radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, WC, hand wash basin, cupboard with boiler, extractor fan, radiator and double glazed window to side.

OUTSIDE

REAR YARD

Mainly paved with rear gated access.





Total Area: 96.2 m² ... 1036 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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