



Ashfield Terrace,
Harrogate, HG1 5ET
£175,000

2 Bedroom House
EPC Rating: E

LINLEY &
SIMPSON

Located in a sought after residential area of Harrogate, lies this well-proportioned two bedroom terraced house benefitting from private outdoor space to front and rear. Ashfield Terrace is conveniently located with nearby local amenities and public transport links, whilst also having easy access to Harrogate town centre.

The property is finished to a good standard, flows well and briefly comprises; bright living room with bay window, breakfast kitchen with built in units, utility room and a house bathroom with separate shower and bath. To the first floor are two good sized double bedrooms. Outside the property has a private patio to the front, and a larger yard to the rear.

GROUND FLOOR

LIVING ROOM 12'8" X 9'0" (3.85 X 2.74)

Entrance door, double glazed bay window to front, telephone point, television point, coving to ceiling and radiator.

BREAKFAST KITCHEN 13'1" X 10'6" (4.00 X 3.19)

Fitted wall and base units with work surfaces over, single drainer sink, space for oven, space for fridge/freezer, space for dishwasher, double glazed window to rear, pantry cupboard with light and central heating Worcester/Bosch combi boiler stored in one of the cupboards.

BATHROOM

White four piece suite comprising panelled bath, step in shower cubicle, low level WC, hand wash basin set in vanity unit, fully tiled walls and floor, heated towel rail and two double glazed windows to side.

UTILITY 5'6" X 5'1" (1.68 X 1.54)

Space for washing machine and dryer with work surface over, fitted wall cupboard, useful hanging space and door to side.

FIRST FLOOR

BEDROOM ONE 13'1" X 10'4" (4.00 X 3.15)

Double glazed window to rear, built-in wardrobe, coving to ceiling and radiator.

BEDROOM TWO 12'8" X 9'2" (3.85 X 2.79)

Double glazed window to front, radiator and loft access which provides a useful storage space that is partly boarded with light and is accessed by a high-quality wooden loft ladder .

OUTSIDE

REAR YARD

Attractively paved entertainment space with dry-lined garden shed and rear gate.

FRONT YARD

Courtyard with gated access to front.





Total Area: 62.6 m² ... 673 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	52	64	(39-54) E	51	65
(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, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & 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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