





16 Chatsworth Grove, Harrogate

£250,000
Guide Price

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A well-presented two-bedroom stone-fronted mid-terrace house offering spacious accommodation, attractive character features and an enclosed courtyard garden, situated just off King's Road and within easy walking distance of Harrogate town centre.

Outside, there is a neatly enclosed garden to the front, while to the rear is a low-maintenance paved courtyard garden offering ample space for outdoor seating.

Chatsworth Grove occupies a highly convenient position just off King's Road, close to its popular parade of independent shops, cafés, bars and restaurants. Harrogate town centre, the railway station and the town's excellent range of amenities are also within easy walking distance.

Council Tax band: B

Tenure: Freehold

EPC: D



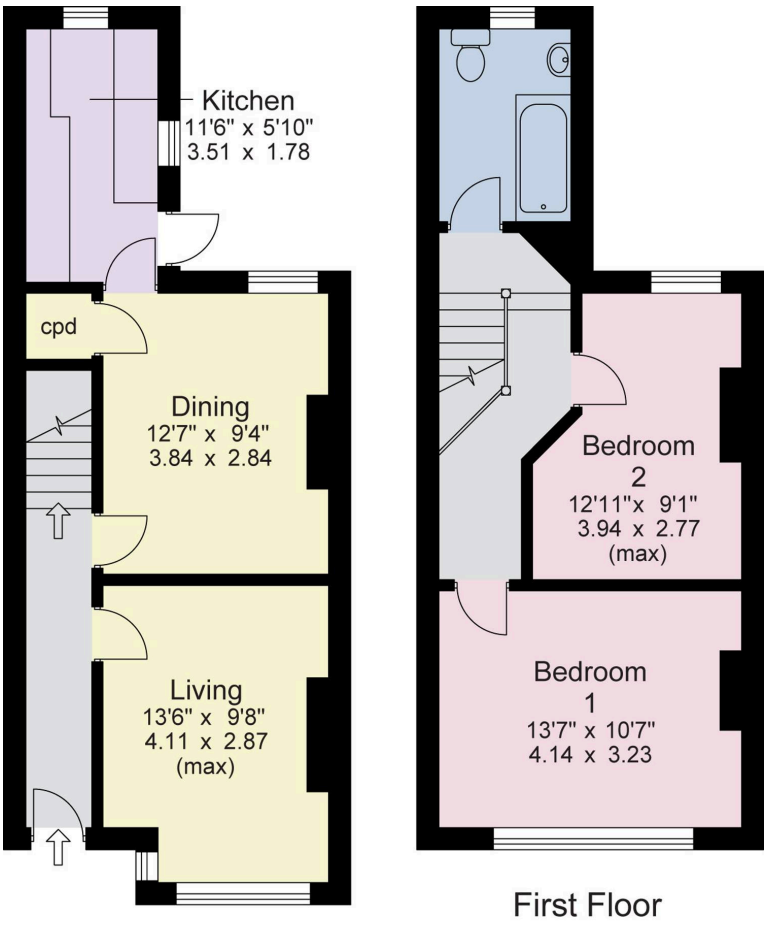
The accommodation opens into an entrance hall leading to a bay-fronted sitting room with decorative cornicing and a feature fireplace. There is a separate dining room with a further period fireplace and useful built-in storage, together with a modern fitted kitchen featuring dark green units, wood-effect worktops and integrated appliances.

A light first-floor landing provides access to two double bedrooms and a stylish house bathroom with a bath, overhead rainfall shower and heated towel rail. A pull-down ladder from the landing leads to a useful loft space with flooring, eaves storage and a Velux window.

During the current owners' ten-year ownership, the property has benefited from the installation of high-quality sash-style uPVC double-glazed windows and a replacement central heating boiler.







First Floor

Ground Floor

Approx Gross Floor Area = 830 Sq. Feet
= 76.96 Sq. Metres

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