



6 Florin Walk, Harrogate, North Yorkshire, HG1 2SN

£450,000

Guide Price

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A beautifully presented two-bedroomed end town house offering newly refurbished living accommodation located in a superb town-centre position with the famed Valley Gardens on the doorstep.

The property has the advantage of a newly fitted kitchen, spacious living area, two double bedrooms, Juliet balcony from the master bedroom overlooking the Valley Gardens, house bathroom and en-suite shower room. The property has generous outdoor space with good-sized paved gardens to front and rear, two off-street parking spaces and a single garage with electric door.

This stunning property is situated in one of Harrogate's most sought-after locations, overlooking the Valley Gardens and just a short walk from the many amenities of Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

RECEPTION HALL

Window to side and central heating radiator.

SITTING ROOM

A spacious reception room with window to front, oak flooring, central heating radiator and under-stairs cupboard.

DINING KITCHEN

An open-plan dining kitchen with a range of modern, newly fitted wall and base units and granite work surfaces. Integrated appliances include double oven / microwave, dishwasher, fridge / freezer and washing machine. Induction hob with extractor above. Dining area. Central heating radiator, window to rear and glazed patio doors to rear.

FIRST FLOOR

BEDROOM 1

Window to front and glazed patio doors leading to a Juliet balcony. Central heating radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM

White suite comprising low-flush WC, washbasin and bath with shower above. Central heating radiator.

BEDROOM 2

Window to rear, central heating radiator and fitted wardrobes.

BATHROOM

White suite comprising low-flush WC, washbasin and bath with shower above. Heated towel radiator, central heating radiator and window to rear.

OUTSIDE

The property has the advantage of two off-street parking spaces, together with a **SINGLE GARAGE** with up-and-over door, power and light. Enclosed paved garden to front with open aspect over the Valley Gardens. Further good-sized paved garden to the rear.

Tenure - Freehold

Council Tax Band - F



Total Area: 84.5 m² ... 909 ft²

All measurements are approximate and for display purposes only.

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