



33 Russell Street, Harrogate, North Yorkshire, HG2 8DJ

£209,950

33 Russell Street, Harrogate, North Yorkshire, HG2 8DJ

A most attractive double-fronted two-bedroomed corner-sited town house situated in this sought-after and highly convenient residential location on the south side of Harrogate.

This super property offers deceptively spacious accommodation, appointed to a good standard, with the benefit of full gas central heating and recently fitted uPVC double glazing throughout.

The property has a return frontage onto Cromwell Road and a pleasant aspect towards an adjacent park. The area is well served by the local shops and services of Leeds Road, and Hornbeam Business Park and railway station are just a few minutes' walk away.





GROUND FLOOR

Front door leads to –

ENTRANCE HALL

Tiled floor.

SITTING ROOM

(15'5 narrowing to 11'8 x 11'4) plus double-glazed bay window to front. Further window to side. Tiled fireplace with wood surround and tiled hearth. Central heating radiator.

DINING KITCHEN

(11'10 narrowing to 6'5 x 18'5) Double-glazed window to front, exterior door to rear. Extensive range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit, tiled splashbacks and matching wall-mounted units. Built-in electric hob with oven below and extractor hood above. Feature rustic brick-built fireplace having fitted gas fire with wooden mantelpiece above. Tiled floor, plumbing for washing machine and central heating radiator. Under-stairs storage cupboard.



FIRST FLOOR

BEDROOM 1

(15'5 narrowing to 11'8 x 11'4) Double-glazed windows to front and side. Central heating radiator and fitted picture rail.



BEDROOM 2

(9' average x 7'8) uPVC double-glazed window to side. Central heating radiator.

BATHROOM

(10'4 max x 9'2 average) Double-glazed window to front. Modern suite comprising low-flush WC, pedestal washbasin with tiled splashback, and panelled bath with shower above and shower screen adjacent. Fully tiled shower area above bath. Tiled floor. Ladder-style heated towel rail. Coved ceiling. Fitted shelved floor-to-ceiling airing cupboard housing the hot-water cylinder.

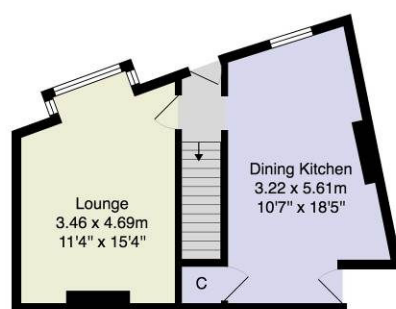
OUTSIDE

Small forecourt to front. Small enclosed yard to rear with garden shed.

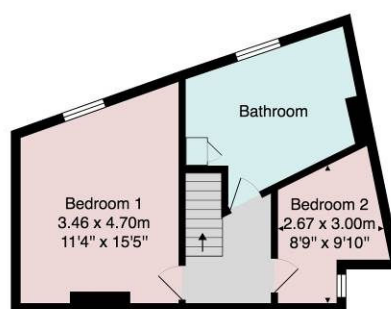
Tenure - Freehold

Council Tax Band - B





Ground Floor



First Floor

Total Area: 79.1 m² ... 851 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

