



1 Diamond Place, Harrogate, North Yorkshire, HG1 4QH

**£160,000**

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A stunning two-bedroomed end-of-terrace property with attractive courtyard garden.

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This well-presented house has the benefit of uPVC double glazing and gas central heating.

The property is conveniently situated close to a number of local amenities including shops and Starbeck railway station.







## **GROUND FLOOR**

### **LIVING ROOM**

Window to front and central heating radiator. Oak laminate flooring.

### **KITCHEN**

With range of modern wall and base units and work surfaces having inset stainless-steel sink unit and four-ring gas hob. New integrated electric oven, plumbing for washing machine and integrated dishwasher. Windows to side and rear. Tiled floor. Newly fitted wall-mounted gas central heating boiler.

### **REAR PORCH**

Door leading to the rear garden.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to the front. Central heating radiator and picture rail.

### **BEDROOM 2**

A further double bedroom with window to the rear, central heating radiator and fitted cupboard. Access to boarded loft space via pull-down ladder.

### **BATHROOM**

Modern white suite comprising low-flush WC, pedestal washbasin and panelled bath with shower above. Heated chrome towel rail and window to rear.

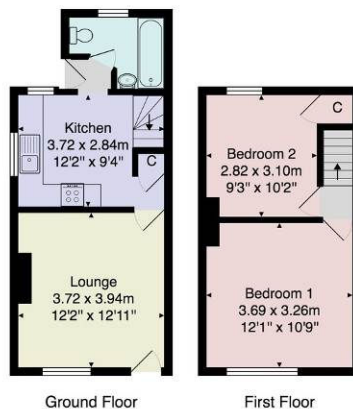
### **OUTSIDE**

To the rear there is a courtyard with Yorkshire stone paving and access to the rear lane. Garage block to rear, where it is possible to rent a single garage from the Local Authority, subject to availability.

**Tenure** - Freehold

**Council Tax Band** - A





Total Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup>

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.

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## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

