



**Nesfield Close, , Harrogate, North Yorkshire,  
HG1 2BL**

Price  
**£214,995**

### Property **Features**

- Two Bedroom End Town House
- Ready To Move In To
- Desirable Location
- Gardens Front & Rear
- Garage
- Early Viewing Advised

Speak with our Sales  
Adviser Today to Arrange a  
Viewing!

### Property **Summary**

Oakleaf Homes are delighted to offer for sale this ideal starter home/investment property in the desirable North Yorkshire Town of Harrogate. This lovely family home has a lounge, kitchen, two double bedrooms, bathroom and benefits from a boarded loft room. There are gardens front and rear and a garage on a separate block. This property is sure to be snapped up quickly so do not delay - call Oakleaf Homes today to book your viewing.

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The nearest schools are: New Park Primary Academy, Saltergate Junior School, Coppice Valley Primary School, Highfield Prep School and Bilton Grange Primary School. There are a number of shops nearby including Aldi, Tesco Express, Sainsburys Local and an Asda Superstore.

Harrogate is a desirable spa town in England's largest county, North Yorkshire. A few of its nearby attractions are RHS Harlow Carr Gardens, the North Dales National Park and Nidderdale AONB, Area of Outstanding Natural Beauty.

Accommodation briefly comprises of:

#### GROUND FLOOR

**ENTRANCE HALL** - gives access to the kitchen, lounge and has an understair store cupboard. TV aerial point and two central heating radiators.

**LOUNGE** - The lounge has a bay window to the front elevation, feature fire surround and stairs to the first floor level.

**KITCHEN** - The kitchen has a window and French doors to the enclosed rear garden and is fitted with a range of wall and base units with built in oven, hob and extractor hood over. There is a washing machine, a slimline dishwasher and a free standing fridge/freezer, none of which have been tested.

#### FIRST FLOOR LEVEL

**BEDROOM ONE** - The main bedroom is a double room and has a window to the front elevation, built in wardrobes with mirror doors, central heating radiator and a TV aerial point.

**BEDROOM TWO** - The second bedroom is also a double, has a window to the rear elevation and a central heating radiator.

**BATHROOM** - The bathroom is fitted with a three piece suite comprising of a p-shaped bath with shower over, vanity unit and WC. The walls and floor are fully tiled.

**LOFT** - The loft is accessed by a pull down ladder, is fully boarded and provides useful storage space.

#### EXTERNAL

At the rear of the property is an enclosed garden over two levels, the lower being paved and the upper level has a lawn. There is a garden directly in front of the house which is gravelled and then another area, separated by a path to the other houses which is laid to lawn.



Map

