

3 Baden Street, Harrogate,  
HG1 4BX



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**£167,000**

## **Description**

A traditional brick built end of terrace house, which has the benefit of gas fired central heating and replacement UPVC sealed unit double glazing.

The property is ideal for the "buy to let" market and also for first time buyers as it is ready to move in to and is a blank canvass that someone can update and or decorate to their own taste. The walls have been plastered and emulsioned and are therefore easily transformed should anyone desire.

The accommodation follows a standard layout with sitting room, kitchen and stylish new shower room on the ground floor and two double bedrooms on the first floor. There is an enclosed yard to the rear with gate onto the service road and a shed 11'7" x 5'7" (3.53m x 1.70m).

Baden Street is situated off Grove Park Avenue, which is to the north side of the town off Skipton Road. There are good nearby amenities in the form of the Asda supermarket which caters for most daily needs and the town centre is within walking distance. There is a footpath and cycle way which can be accessed via Grove Park Avenue and runs into the town centre and connects Ripley to Knaresborough via the Nidd Gorge. Due to the central location the property will also appeal to the commuter as easy access can be gained to the larger cities within the area, by both road and rail.

## **Tenure**

Freehold.

## **Services**

All mains services are connected to the property.

## **Directions**

From Station Parade bear left over Station Bridge to the roundabout facing the Odeon Cinema. Turn left onto East Parade and proceed to the next roundabout and go straight over. At the following roundabout turn left onto Dragon Road and proceed to the T-junction with Skipton Road. Turn left and immediately right onto Grove Park Terrace, follow the road which runs into Grove Park Avenue, where Baden Street will be seen on your right.

## **Council Tax**

Band B.

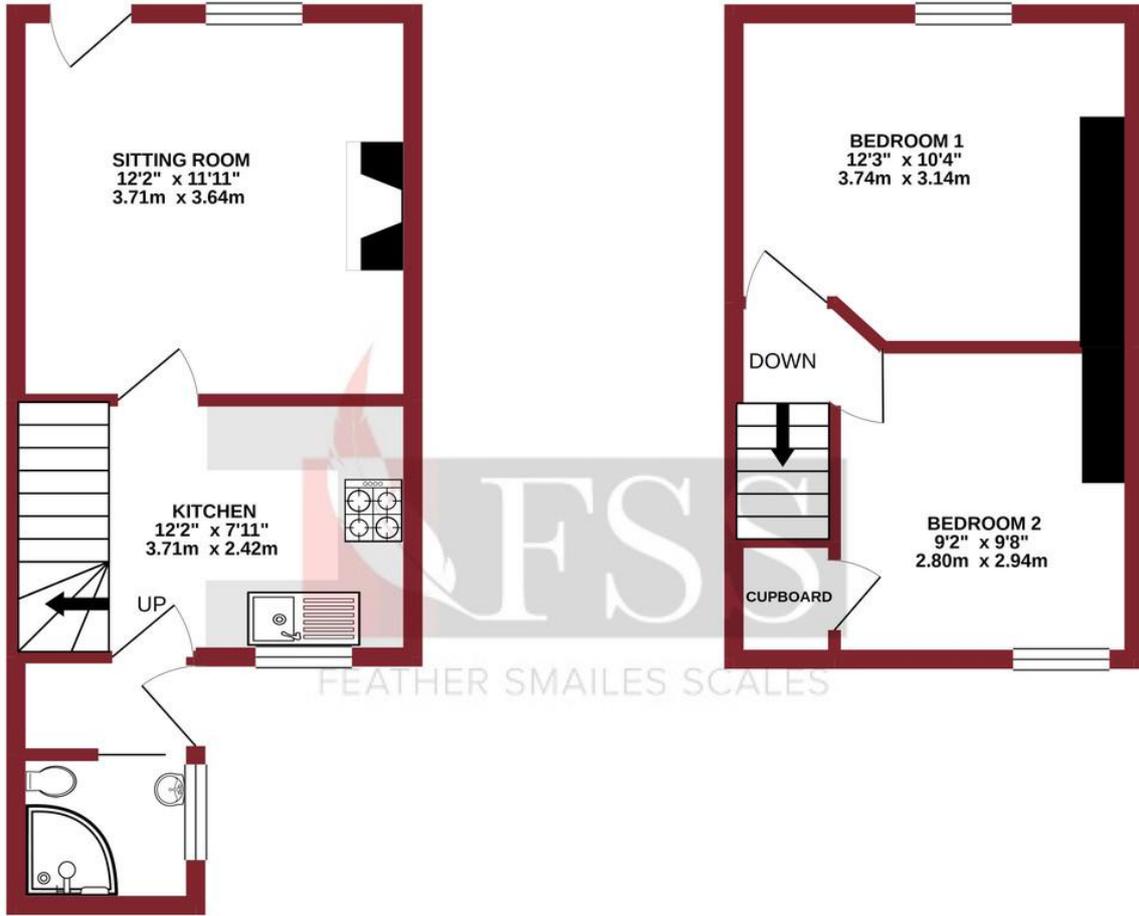
## **Details Produced**

26th October 2020.



**GROUND FLOOR**  
277 sq.ft. (25.8 sq.m.) approx.

**1ST FLOOR**  
230 sq.ft. (21.3 sq.m.) approx.



**TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.**  
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