

2 Bed Town House In Verity Walk Harrogate, North Yorkshire, HG2 9QE £130,000





## SHORT DESCRIPTION

Property Ref: 14037 We are pleased to present an exceptional townhouse located at Verity Walk, NORTH YORKSHIRE, HG2. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, and a downstairs cloakroom, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, which is ideal for culinary enthusiasts, along with the convenience of an enclosed garden and parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home....

2

Bed Room(s)

1

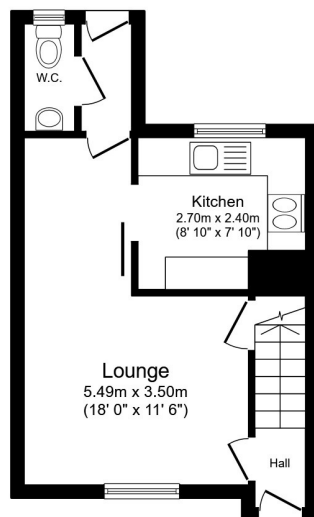
Bath Room(s)

1

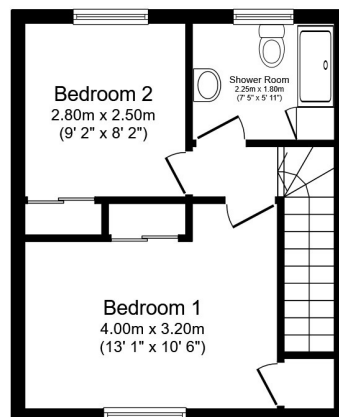
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

Total floor area 57.7 m<sup>2</sup> (621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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