



**10 Kensington Square  
Harrogate, North Yorkshire HG2 0NW**

**£300,000**

**Lounge**

19'6" x 10'10" (5.95m x 3.30m)

Bay window to front, window to rear, door to:

**Dining Room**

Window to rear, door to:

**Kitchen**

Two windows to front, stairs, door to:

**Landing**

Window to rear, door to:

**Bedroom**

8'8" x 10'3" (2.64m x 3.13m)

Window to rear, door to:

**Bedroom**

10'3" x 10'3" (3.12m x 3.13m)

Window to front, door to:

**Bedroom**

6'3" x 6'8" (1.91m x 2.03m)

Window to front, door to:

**Bathroom**

Window to side.

**Outside**

**Garage**

Up and over door, two doors.

**Thinking of Selling**

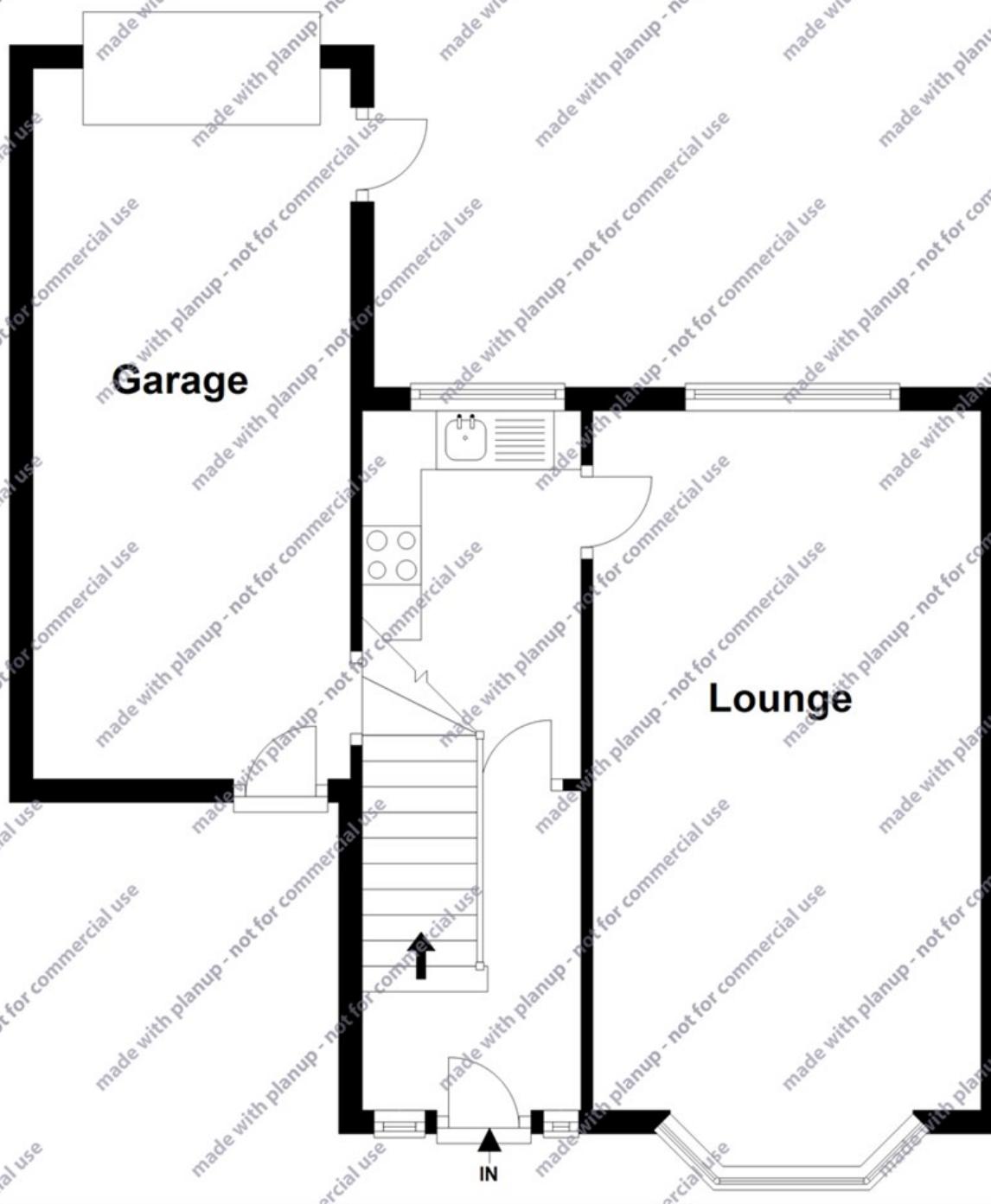
Thinking of selling? We would be pleased to provide a free, no obligation valuation of your property for sale or to let.

**Property Thinking of Selling**

Thinking of selling? We would be pleased to provide a free, no obligation valuation of your property for sale or to let.



# Ground Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Overall	House	Overall	House
Very poor (A)	Very poor (A)	Very poor (A)	Very poor (A)
poor (B)	poor (B)	poor (B)	poor (B)
average (C)	average (C)	average (C)	average (C)
good (D)	good (D)	good (D)	good (D)
very good (E)	very good (E)	very good (E)	very good (E)
excellent (F)	excellent (F)	excellent (F)	excellent (F)
exceptional (G)	exceptional (G)	exceptional (G)	exceptional (G)
65	60	53	51
Energy efficient, little room for improvement	Energy efficient, little room for improvement	Very energy efficient, lower CO <sub>2</sub> emissions	Very energy efficient, lower CO <sub>2</sub> emissions
England & Wales	EU Directive 2010/31/EU	England & Wales	EU Directive 2010/31/EU



Follow us on Facebook and Twitter

