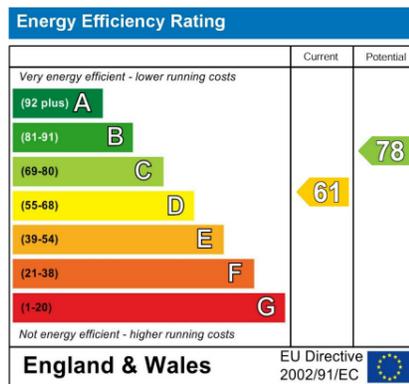


Floor Plan



Energy Performance Certificate



Directions

From Harrogate, the town centre take a left down Montpellier Hill. Head straight over at the roundabout and take the second left turning into Cornwall Road. Continue along and the property is marked on the right-hand side by Hopkinsons for sale board.

Council Tax Band G Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,500,000

54 Cornwall Road, Harrogate, Yorkshire, HG1 2PP

6 Bedroom House - Detached

A beautifully presented and updated detached family home that offers six-bedroomed accommodation arranged over three floors located in the popular Duchy estate. Internal inspection is strongly recommended. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With a light and airy feel with high ceilings, this well-presented family home warrants an early inspection. The property briefly comprises an entrance vestibule and a spacious reception hall with a cloak's cupboard. Updated guest cloaks/shower room.

There is an impressive bayfront drawing room and adjacent a family room/snug. There is a spacious dining room/sitting room with Feature Fireplaces and a separate home office/study.

The office/study is located next to the downstairs shower room and therefore makes a potential ground floor bedroom if required.

To the rear of the property, there is a spacious modern breakfast kitchen with built-in appliances and views over towards the rear enclosed gardens. There is a side entrance porch/boot room that leads to the side and rear of the property.

On the first floor and approached from a light return staircase there is a master bedroom with a front bay window fireplace, a dressing area with built-in wardrobes, and an ensuite shower room.

There are three further double bedrooms one with an ensuite shower room and a most useful utility/laundry room.

There is a spacious updated house bathroom with both a walk-in shower and bath.

On the second floor, there are two further bedrooms one of which connects with a potential teenagers' lounge area. There is also an updated luxury house shower room.

The charming property has been re-roofed and stands back from Cornwall Road.

It has a private driveway that leads to a forecourt parking area for several cars.

At the rear, there is an established lawn garden with spacious patio seating areas, Wendy house, and two garden sheds.

