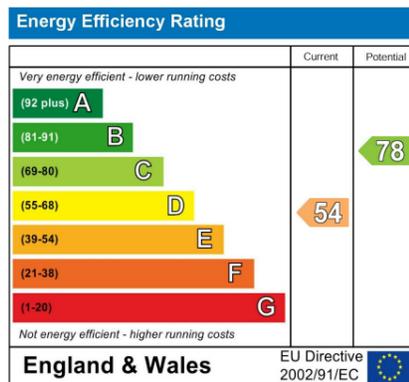


Floor Plan



Energy Performance Certificate



Directions

Proceed from the Pump Rooms up Cornwall Road (with the Valley Gardens on your left) and No 16 is easily found on the right hand side.

Council Tax Band 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.



£1,250,000

16 Cornwall Road, Harrogate, North Yorkshire, HG1 2PL

4 Bedroom House - End Town House

****SOLD - Contracts successfully exchanged****



HOPKINSONS
ESTATE AGENTS

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

Description

A beautifully presented four bedroomed end of row town house offering stunning accommodation throughout arranged over four floors located in this a highly sought after position opposite the Valley Gardens and in close proximity to the many amenities of Harrogate's town centre.

With gas fired central heating and period features throughout the living accommodation comprises; entrance porch, reception hall, beautiful bay fronted lounge with a feature fireplace and bespoke handmade units either side, second reception room again with a feature fireplace.

To the lower ground floor is an open plan living kitchen, which provides a fantastic space for family living and entertaining, with bespoke hand made units, gas fired AGA, dining area and sitting area with an open fireplace. Separate garden room, which is utilised by the current owners as an office, with double doors leading out onto the patio garden. Shower room, useful storage room and rear entrance porch.

The first floor landing is stunningly decorated by a local artist with a hand painted picture of Harrogate. There is a spacious master bedroom with fitted wardrobes and views over the Valley Gardens, second double bedroom and modern house bathroom roll top bath and underfloor heating. At second floor level there are two double bedrooms with fitted wardrobes and a house shower room with electric underfloor heating and a walk in shower. All four bedrooms have feature fireplaces.

Outside to the front of the property is a gated entrance with a pathway leading to the front door and well stocked shrubs and flower beds. To the side of the property is a delightful patio area with a feature Yorkshire stone curved wall which creates a secluded seating and entertaining area. To the rear is ample off street parking for several cars along a resin driveway which leads to a car port.

