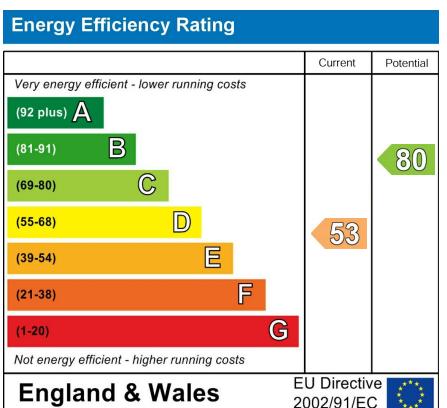


## Floor Plan



## Energy Performance Certificate



## Directions

From the White Hart Hotel proceed up Cold Bath Road towards Otley Road passing Western Primary School and the Sainsbury's Local and the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

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.



**£795,000**

141 Cold Bath Road, Harrogate, North Yorkshire, HG2 0NU

5 Bedroom House - End Terrace

**A rare opportunity to acquire a fantastic five bedroome Victorian end of terrace home offering deceptively spacious living accommodation over four floors with high quality fittings throughout and off street parking for multiple vehicles, benefitting from a superb location on Cold Bath Road with a wide range of shops, bars and restaurants within walking distance.**



**HOPKINSONS**  
ESTATE HAGENTS

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

## Description

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With gas fired central heating and double glazing the living accommodation comprises; entrance porch, hallway, bay fronted lounge with built in Clarity Arts bookcase and stone fireplace with a wood burning stove, open plan dining kitchen with another feature fireplace and a bespoke contemporary Clarity Arts kitchen with Corian worktops, double Siemens oven, induction hob, integrated dishwasher, built in Quooker boiling water tap, built in Siemens American fridge freezer and a breakfast bar. From the kitchen a door leads down into the large cellar which includes a useful storage space and separate large utility area. This also offers further potential for converting into additional living accommodation for example a cinema room or gym.

On the first floor the landing leads to the master bedroom with a decorative fireplace, built in wardrobes, bay window and a modern ensuite bathroom which includes walk in shower, separate bath, w/c and hand basin. Second double bedroom with build in wardrobes, a good sized fifth bedroom and a modern house shower room with walk in shower, w/c and hand basin.

On the second floor are two further double bedrooms, both with built in wardrobes and the third bathroom with shower over the bath, w/c and hand basin.

Outside to the front of the property is an enclosed front garden, a gravel driveway which is owned by no.141 and leads to the garage measuring 18'3" x 10'9". There is off street parking available for multiple vehicles. To the rear is a courtyard garden which offers a great seating, barbecue and entertaining area.

AGENTS NOTE: The driveway has been re gravelled August 2023.

