

### 35 Cavendish Street, HARROGATE

Harrogate















# MYRINGS

Harrogate's Family Estate Agent







#### 35 Cavendish Street

HARROGATE, Harrogate

This well presented and extended semi conveniently located close to a range of amenities boasts three well proportioned bedrooms, two bathrooms and a private garden with larger-than-average garage.

Council Tax band: C

Tenure: Freehold

- WELL PRESENTED THREE BEDROOM SEMI
- EXTENDED TO INCLUDE ADDITIONAL SNUG WITH DOWNSTAIRS SHOWER ROOM
- PRIVATE GARDEN
- GARAGE WITH STORE AND PARKING
- CLOSE TO AMENITIES

MYRINGS









#### Cavendish Street, Harrogate, HG1 Approximate Area = 1008 sq ft / 93.6 sq m Garage = 143 sq ft / 13.2 sq m Outbuilding = 66 sq ft / 6.1 sq m Snug Total = 1217 sq ft / 112.9 sq m 11'6 (3.51) x 8'6 (2.59) For identification only - Not to scale Kitchen Store Bedroom 3 9'4 (2.84) 8'11 (2.72) x 7'1 (2.16) x 7'8 (2.34) Bedroom 2 **Dining Room** 12' (3.66) x 9' (2.74) 24' (7.32) max x 16'9 (5.11) max e's Number 1 Famil Down Garage 15'4 (4.67) x 9'4 (2.84) Reception Room Bedroom 1 11'4 (3.45) 13'6 (4.11) x 12'3 (3.73) into bay x 11'2 (3.40) Up

**FIRST FLOOR** 



GARAGE / OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2023. Produced for Myrings. REF: 1020243

**GROUND FLOOR** 





## **Myrings Estate Agents**

Myrings Estate Agents Ltd, 10 Princes Square - HG1 1LX

01423 566400

enquiries@myringsestateagents.comhttp://myringsestateagents.com/

