



20 Cecil Street, Harrogate, North Yorkshire, HG1 4NP

£239,950

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A beautifully presented and attractive two / three-bedroom stone-fronted town house providing spacious and newly refurbished accommodation, together with courtyard garden, in this quiet and highly convenient residential location.

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This stunning property has been modernised and upgraded to a high standard and comprises a cosy reception room, an impressive open-plan kitchen and dining area. On the first floor there are two double bedrooms, together with a stylish, modern bathroom. Stairs lead to the second floor, where there is a further room, currently used as a study but which could be used as an occasional bedroom. There is a forecourt garden to the front and an enclosed, paved courtyard garden to the rear.

The property is situated in this convenient location, well served by a wide range of shops and amenities and a bus service to Harrogate town centre.







## **GROUND FLOOR**

### **ENTRANCE PORCH**

Leads to –

### **SITTING ROOM**

A spacious reception room with attractive fireplace and window to front.

### **KITCHEN / LIVING AREA**

A superb open-plan living space and dining area with windows to rear and side, wood-burning stove and under-stairs cupboard. There is a stylish fitted kitchen having a range of wall and base units, gas hob, extractor hood above and integrated electric oven. Space for fridge / freezer and integrated dishwasher.



### **UTILITY ROOM / WC**

With work surface and sink. Space and plumbing for washing machine and tumble dryer. Window to side. Low-flush WC.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front and fitted wardrobes. Attractive cast-iron fireplace.

### **BEDROOM 2**

A further double bedroom with window to rear.

### **BATHROOM**

Modern white suite comprising WC, washbasin, and bath with shower above. Heated towel rail and window to rear.



## **SECOND FLOOR**

### **STUDY**

Currently used as a study / occasional bedroom. The floor has been reinforced, it is insulated, there is a skylight window and a fixed staircase leading to the second floor. If buyers wanted to use the room as a third bedroom, minor alterations would be required to meet the current Building Regulations, but it is anticipated that this work could be easily done and the costs would be low.

### **OUTSIDE**

To the rear there is an attractive paved courtyard garden with a south-facing aspect.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 95.3 m<sup>2</sup> ... 1026 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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