

THE HARROGATE ESTATE AGENT

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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.

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.

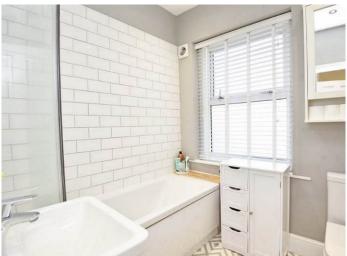
The property is situated in this convenient location, well served by a wide range of shops and amenities and a bus service to Harrogate town centre.











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 m² ... 1026 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the apency or 80x Property Solutions Ltd as to the exact measurements of the rooms.

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Verity Frearson

26 Albert Street, Harrogate, North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

