



PAVILION HOUSE, COLD BATH ROAD HG2

£1,250,000

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Attractive double fronted Georgian home with gardens and double garage.

Pavilion House is an impressive and beautifully presented, double fronted, detached Grade II listed Georgian family home. Retaining an abundance of original charm and character throughout the property, which has been sympathetically modernised and occupies an excellent and prominent position on the fashionable Cold Bath Road area of Harrogate. This stunning house benefits from a double garage and off-street parking.

Boasting a fantastic lifestyle for a variety of buyers, this family home is within striking distance of renowned schools, shops, bars, restaurants and the Valley Gardens as well as the town centre itself.

The spacious and inviting accommodation is arranged over four floors and briefly comprises a central reception hall with a stunning open plan living kitchen off. This excellent family space has been created by combining two rooms with a bespoke kitchen with in-frame cabinetry, integrated appliances, and an island with breakfast bar seating to one end, and a cosy sitting room with wood burning stove to the other.

To the opposite side of the hallway is a formal dining room with bay window to the front and a central feature fireplace. Completing the ground floor is a dual aspect utility room with the same cabinetry and work surface as the kitchen, and a separate guest w/c.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
G

EPC Rating
E







Accommodation continued...

To the first floor is a generous drawing room with wood burning stove and elevated views from two windows. The principal bedroom enjoys a luxurious en suite bathroom and a separate walk-in wardrobe / dressing room. A further double bedroom, which would also lend itself well as a home office, completes the first-floor accommodation.

The versatile top floor offers three double bedrooms, one with its own en suite shower room, a dressing room / sixth bedroom, and a large house bathroom with separate shower and bath - all immediately off a sizeable central landing.

The lower ground floor of the house offers ample further accommodation with good head height and plenty of natural light to the front and rear. Currently utilised as a games room, sitting room and store. This excellent zone can be fully self-contained with access via the rear garden, in addition to internal access via a staircase to the ground floor reception hall.

Outside

A pathway flanked by box hedging leads through the pretty front garden to the house. To the rear is a private driveway offering off street parking for numerous vehicles in front of the detached double garage. A gate in the stone walled boundary reveals a delightful fully enclosed courtyard garden to the rear and side of the property. This particularly private space is south-west facing with a sheltered terrace - ideal for entertaining and alfresco dining. There is also access to the lower ground floor of the house from the rear garden.

Location

The property occupies a delightful position set in the heart of fashionable Cold Bath Road which hosts an excellent range of amenities catering for most daily needs, including a chemist, local supermarket, and an array of independent cafes/restaurants. The town centre is only a short walk away which hosts an excellent range of amenities.



Services

We are advised that the property is connected to mains water, drainage, gas, and electricity. Gas fired central heating is installed.

Directions - HG2 0PB

From the Prince of Wales roundabout proceed along the Otley Road turning right at the traffic lights opposite Harrogate Grammar school onto Cold Bath Road, where the property can be found on the left-hand side on the corner of Pavilion Square.





House Area - 2,595 sq ft / 241.10 sq m
 Garage - 297 sq ft / 27.60 sq m
 Total - 2,892 sq ft / 268.70 sq m
 All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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