



**4 Cambridge Terrace, Harrogate, North Yorkshire, HG1 1PN**

**£375,000**

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A spacious and characterful four-bedroom townhouse providing spacious accommodation over four floors, including a cellar, situated in this most convenient location in the heart of Harrogate town centre.

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This super property provides generous accommodation comprising a sitting room, dining room and kitchen, together with four bedrooms, and bathroom. The property now offers buyers the opportunity to update and modernise accommodation to suit their own requirements but provides characterful space with original features and fireplaces. The property also has the benefit of a cellar which provides useful storage space.

This super property is enviably situated within the heart of Harrogate, a much sought-after spa town, convenient for many local facilities afforded by the town centre, including shops, schools, bars, restaurants, sport and health facilities. It also lies within easy walking distance of the bus and railway stations, and the A59 link road through to York, Skipton, Leeds and the A1(M) both North and South, making this an ideal base for travelling throughout the region.





## **GROUND FLOOR**

### **RECEPTION HALL**

#### **SITTING ROOM**

A reception room with bay window and marble fireplace with living-flame gas fire.

#### **DINING ROOM**

A further reception room providing a dining area with fitted AGA.

#### **KITCHEN**

With worktop, sink and space for appliances. Access to the garden.

#### **CELLAR**

Providing useful storage space.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with ornamental marble fireplace.

### **BEDROOM 2**

A double bedroom with ornamental feature fireplace.

### **BATHROOM**

With washbasin and free-standing bath. Tiled floor and airing cupboard.

### **SEPARATE WC**

## **SECOND FLOOR**

### **BEDROOM 3**

A double bedroom with feature fireplace.

### **BEDROOM 4**

Further good-sized bedroom.

### **OUTSIDE**

There is a garden to the front with planted borders and patio and further enclosed paved garden to the rear.

### **AGENT'S NOTE**

The property does not have a central heating system at the moment other than a living- flame gas fire in the sitting room and a gas-fired AGA in the dining room.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 134.7 m<sup>2</sup> ... 1450 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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