



32 Bachelor Gardens, Harrogate, North Yorkshire, HG1 3EL

£264,950

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A charming three bedroom cottage offering deceptively generous and well appointed accommodation arranged over three levels, complemented by attractive gardens.

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This superb home enjoys a delightful position in a popular residential position within walking distance of open countryside and nearby Nidd Gorge.

An internal viewing is strongly recommended to appreciate the style and calibre of this individual home.





Upon arrival, you are greeted by an inviting lawned garden, adorned with vibrant flora, leading to a stone-flagged patio seating area, ideal for alfresco dining or quiet relaxation. Stepping through the entrance porch, you are welcomed into the cozy living room, featuring a captivating fireplace housing a log-burning stove, creating a warm and inviting atmosphere.

Towards the rear of the cottage lies the characterful dining kitchen, where travertine tiled flooring and granite work surfaces exude elegance and practicality. A stable door beckons you to explore the courtyard area beyond, providing a serene outdoor space for enjoying morning coffee or evening sunsets.

Ascending to the first floor, discover a spacious double bedroom offering serene views of the front garden, alongside a modern house bathroom designed for indulgent relaxation. An additional bedroom, is currently used as a home office.

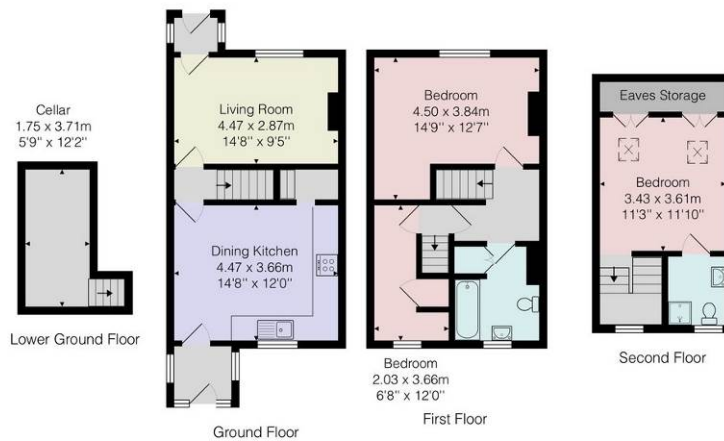
Ascending to the second floor, the cottage reveals an extended haven, featuring a further double bedroom complete with a stylish en-suite shower room, offering a private sanctuary for rest and rejuvenation.

Situated in the highly sought-after locale of Harrogate, this property affords easy access to esteemed local schools, a plethora of amenities, and scenic trails winding through the nearby Nidd Gorge, perfect for leisurely strolls and outdoor adventures.

**Tenure - Freehold**

**Council Tax Band - B**





Total Area: 98.9 m<sup>2</sup> ... 1065 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only.

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