



# 8 Queens Road, HARROGATE

Harrogate

Guide Price **£1,325,000**



# MYRINGS





## 8 Queens Road

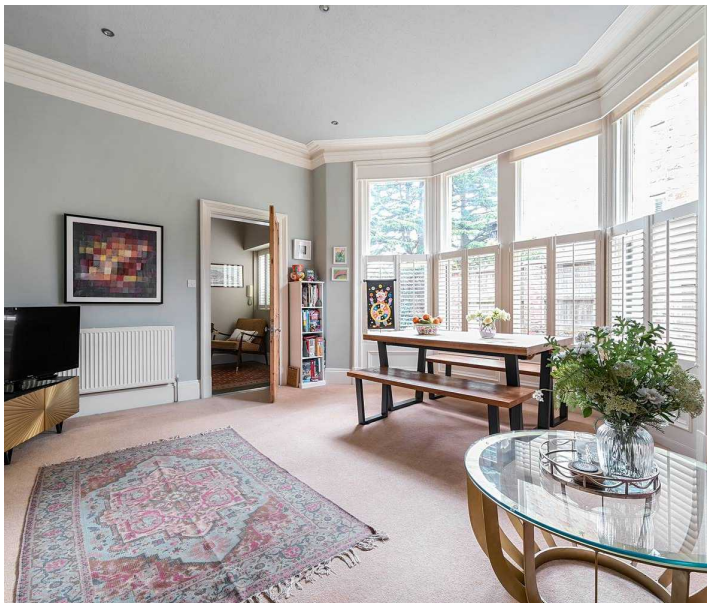
HARROGATE, Harrogate

A substantial tastefully presented 6 bedroom Victorian end town house offering generous sized accommodation over four floors being over 3000 sq ft accessed by electric gates, offering secure parking for 4/5 vehicles sitting in private South Westerly facing secret walled lawned gardens being some 90ft in length located within a short stroll of Cold Bath Road, Beech Grove, Stray parkland and the flourishing town centre.

Council Tax band: F

Tenure: Freehold

- SECRET WALLED GARDENS
- BASEMENT CONVERSION CINEMA ROOM
- CLOSE TO STRAY PARKLAND AND TOWN CENTRE
- PERIOD FEATURES
- SITTING BEHIND ELECTRIC GATES
- SOUGHT AFTER ADDRESS
- TASTEFUL INTERIORS




MYRINGS







# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









## Myrings Estate Agents

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