



MANOR COTTAGE, 9 PROMENADE SQUARE

OFFERS OVER £500,000

NORTH
RESIDENTIAL

A charming and unique, three-bedroom cottage, adjacent to the Valley Gardens.

Full of character throughout, this Grade II Listed property really stands out from others in the area, with a warm and cosy charm, whilst enjoying a postcard view over the Pump Room Museums. The property sits within a conservation area.

Benefitting from residents parking to the front and private seating areas to both the front and rear - creating perfect spaces to enjoy a morning coffee or glass of wine.

The property provides easy access to Harrogate town centre, a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks, and the famous Bettys Cafe Tea Room.

The property benefits from easy access to the business centres of Leeds, Bradford, and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.



Local Authority	Council Tax Band	EPC
Harrogate Borough Council	Band E	Rating C





Property Description.

Entering the property through a stained-glass front door there is an entrance porch opening through into the warm and welcoming living room, complete with large bay window, gas fireplace and solid oak flooring throughout.

Beyond the living room there are stairs which lead to the first floor and access down to the basement.

To the rear of the ground floor is a bright and airy kitchen with modern shaker style cabinetry and ample space for a dining table.

Following the winding staircase to the galleried landing the master bedroom is located on your right and benefits from expansive bespoke fitted wardrobes. The galleried landing provides the ideal work space and or storage space.

Across the landing is a second double bedroom and another set of stairs lead to the third bedroom, serviced by a spacious and modern house bathroom, as well as a separate WC.

There is also a loft space above the property, which is boarded and insulated, accessed by a ladder – with potential to convert *subject to planning.

Outside

To the front of the property there is a delightful patio area, with space for a bistro table and chairs, and the added feature of walk on glass, which allows light through into the original coal shoot through into the basement space. There is also a residents parking bay.

To the rear of the property there is another privately enclosed, raised patio area with potted plants.

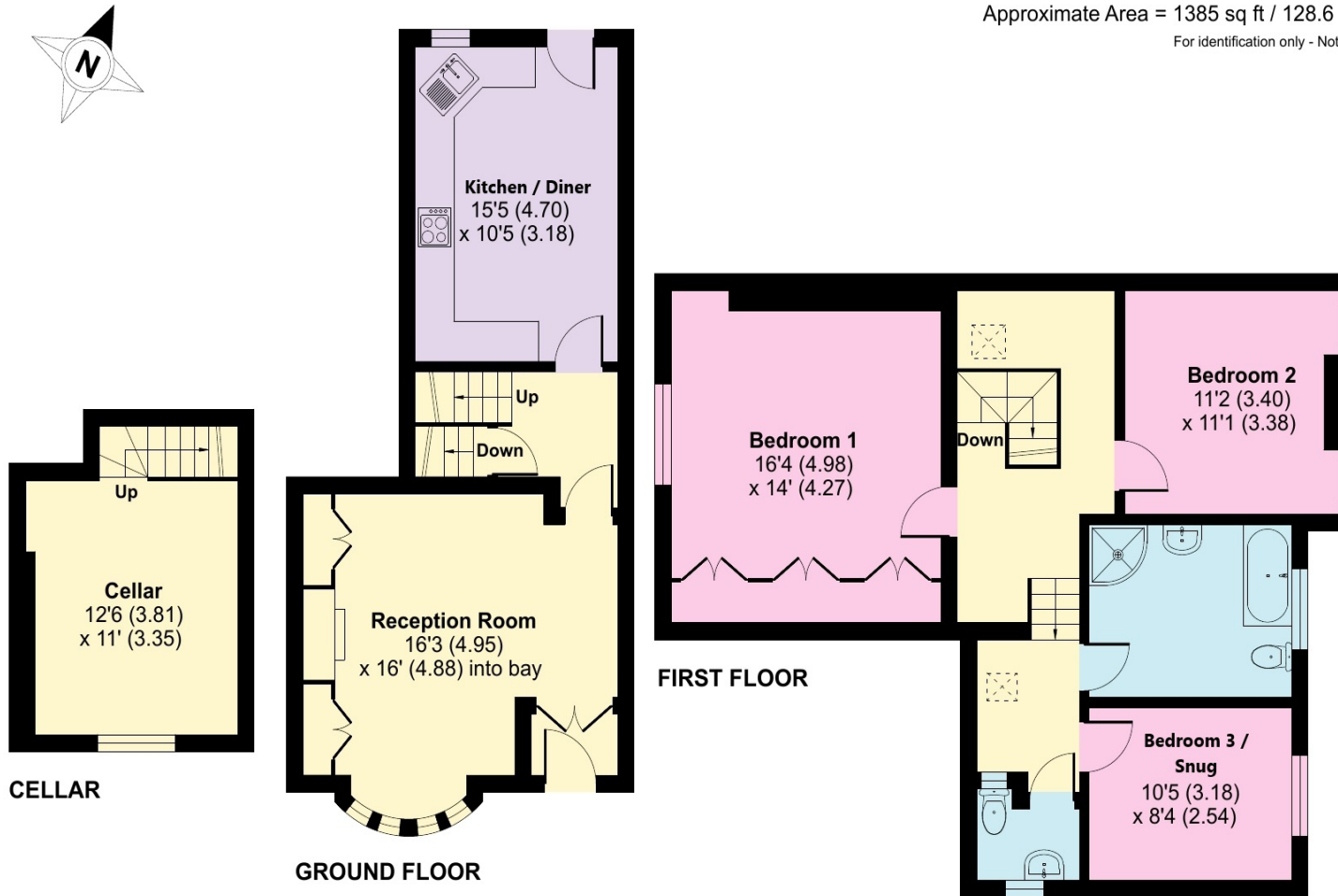




Promenade Square, Harrogate, HG

Approximate Area = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhccom 2024. Produced for North Residential. REF: 1180604

PLEASE CONTACT THE OFFICE ON - 01423 53 00 88 - HARROGATE@NORTHRESIDENTIAL.

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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Particulars dated December 2023. Photographs and videos dated December 2023.

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