



STRAYSIDE COTTAGES, MYRTLE SQUARE

GUIDE PRICE £335,000



A modern and spacious three-bedroom property split over three floors with private rear garden.

This semi-detached residence offers an exceptional standard of living, thoughtfully designed over three floors. Boasting expansive, open-plan living spaces, the home features three well-proportioned bedrooms and two stylishly appointed bathrooms.

Finished to a high specification, the property benefits from modern conveniences including double glazing, gas central heating, and energy-efficient solar panels.

Ideally situated in a highly sought-after location, it is just a short stroll from the heart of Harrogate town centre, providing the perfect blend of contemporary living and convenience.



Tenure
Freehold

Local Authority
North Yorkshire County Council

Council Tax Band
TBC

EPC Rating
B

Property Description

Upon entry, you're welcomed by a spacious reception hall with central heating, providing an inviting atmosphere from the moment you step inside.

To the left of the hallway, the bright and airy living room features a front-facing window, central heating radiator, and convenient under-stairs cupboard. It flows seamlessly into the open-plan kitchen.

The contemporary kitchen boasts a range of modern shaker style wall and base units, complemented by sleek worktops and a stylish breakfast bar. Double glazed doors open out to the garden, allowing natural light to flood the space.

A modern cloakroom provides a white low flush WC and wash-hand basin, ideal for guests and day-to-day convenience.

On the first floor, there are two well-appointed bedrooms both serviced by a modern house bathroom.

Located on the second floor, the master bedroom is a spacious double with skylight windows, providing plenty of natural light. Eaves storage is available for added practicality, and the room is also equipped with central heating for year-round comfort. This bedroom is serviced by a stylish ensuite shower room.





Outside

The property benefits from two allocated car parking spaces in the adjacent car park.

To the rear of the property, you'll find an enclosed garden, offering a paved sitting area perfect for outdoor relaxation, along with artificial grass for a low maintenance yet attractive outdoor space.

Location - HG1 5AR

Ideally located in the heart of Harrogate, North Yorkshire, offering a peaceful yet highly convenient setting. Situated within the popular and sought-after Myrtle Square area, this charming property benefits from its proximity to the town's many amenities. The famous Stray Parklands are just a short stroll away. This extensive area of open parkland is perfect for outdoor activities, picnics, or simply enjoying a peaceful walk.

Services

We are advised that all mains services are connected to the property. Gas central heating is also installed.



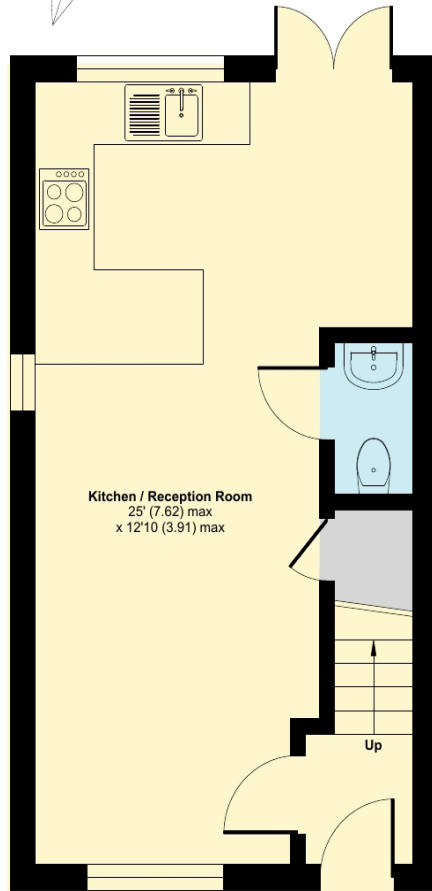
Strayside Cottages, Myrtle Square, Harrogate, HG1



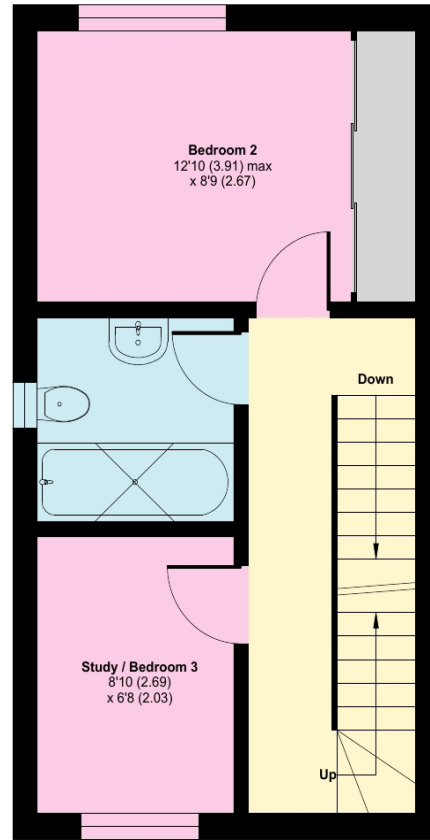
Denotes restricted head height

Approximate Area = 790 sq ft / 73.3 sq m
 Limited Use Area(s) = 45 sq ft / 4.1 sq m
 Total = 835 sq ft / 77.4 sq m

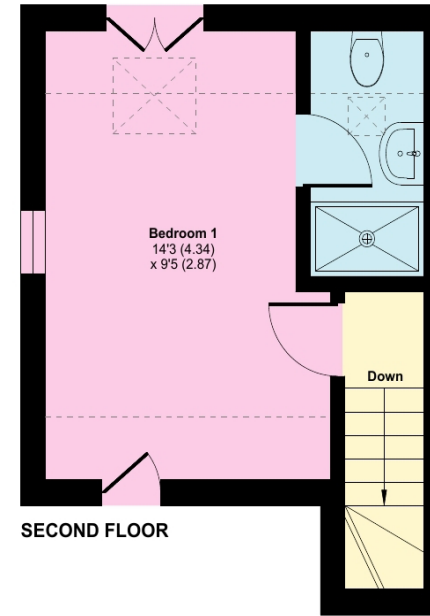
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential. REF: 1208205

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

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Particulars dated November 2024. Photographs and videos dated November 2024.

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