

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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4 Cromwell Road, Harrogate, North Yorkshire, HG2 8DH

£220,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 4 Cromwell Road, Harrogate, North Yorkshire, HG2 8DH

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A two-bedroom town house situated in a desirable location, with a delightful open aspect to the front overlooking green space.

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This excellent property has two bedrooms, a sitting room, dining kitchen and bathroom.

This superb property is situated just off Leeds Road, well served by a parade of shops and good schools. Marks & Spencer Food Hall is just a two-minute walk away, and Hornbeam Park railway station is an easy five-minute walk away.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with window to front and wood-burning stove.

### **KITCHEN**

With space for dining area and door leading to the rear. The kitchen comprises a range of fitted units with electric hob, integrated oven and space for appliances. Under-stairs cupboard.

## **FIRST FLOOR**

### **BEDROOMS**

There are two good-sized bedrooms on the first floor.

### **BATHROOM**

With WC, washbasin, shower and bath.

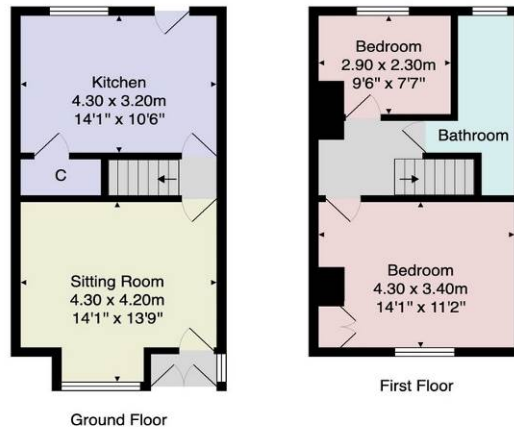
### **OUTSIDE**

On-street parking is available. Forecourt garden to front providing small sitting area.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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