



8 Cromwell Road
Harrogate, HG2 8DH
Guide price £315,000



CONVENIENT LOCATION SOUTH SIDE HARROGATE OVERLOOKING OATLANDS PLAYING FIELDS
CLOSE TO LOCAL SHOPS SCHOOLS AND AMENITIES
STONE BUILT CHARACTER TERRACE HOUSE
OPEN PLAN BREAKFAST KITCHEN, LOUNGE
THREE BEDROOMS STYLISH SHOWER ROOM
ENCLOSED COURT YARD AND GARAGE TO THE REAR
EPC D



Description

This charming three-bedroom townhouse is positioned in a highly desirable location, offering picturesque views over open playing fields on the favoured south side of Harrogate, conveniently situated just off Leeds Road. The property features a surprisingly spacious and elegantly designed interior spread over three levels. Additionally, it includes the advantage of a practical garage/store and a delightful courtyard garden, perfect for outdoor relaxation or entertaining.

The house is ideally located, close to a variety of local amenities, including schools, a vibrant shopping parade, and Hornbeam Park railway station, making it an excellent choice for families and commuters alike.

****GROUND FLOOR****

****Sitting Room****

Upon entering, you are welcomed into a generously sized sitting room that boasts a large front window, allowing an abundance of natural light to fill the space. The room is complemented by a modern central heating radiator and features a cosy wood-burning stove, creating a warm and inviting atmosphere for family gatherings or quiet evenings.

****Kitchen****

The well-appointed kitchen features an extensive array of wall and base units and offers ample work surfaces, including an inset sink. It is equipped with modern appliances, such as a gas hob with an efficient extractor hood, an integrated electric oven, a fridge and freezer, a dishwasher, and a washing machine, ensuring all your culinary needs are met. The glazed doors at the rear of the kitchen open into the charming courtyard garden, providing a seamless flow between indoor and outdoor spaces.

****FIRST FLOOR****

****Bedroom 1****

The first bedroom is bathed in light from a front-facing window that overlooks the adjacent playing fields, providing a serene view. This room features an ornamental cast-iron fireplace that adds character, along with a built-in cupboard for convenient storage.

****Bedroom 2****

The second bedroom is a cozy retreat with a window facing the rear of the property, allowing for peaceful natural light and a central heating radiator to ensure comfort year-round.

****Shower room****

The contemporary shower room is fitted with a stylish white suite that includes a low-flush WC, a washbasin, and a walk in shower. A rear window illuminates the space, while a heated towel rail adds a touch of luxury.

****SECOND FLOOR****

****Bedroom 3****

The third bedroom, located on the second floor, features a skylight window that floods the room with natural light, creating an airy and spacious feel. This room is also equipped with a central heating radiator, maintaining a comfortable environment.

****OUTSIDE****

At the rear of the property, a delightful courtyard garden offers a private outdoor space that is perfect for al fresco dining, gardening, or enjoying a quiet moment in nature. Additionally, a large garage/store provides ample storage space, catering to all your organizational needs and making this property a well-rounded option for modern living.





