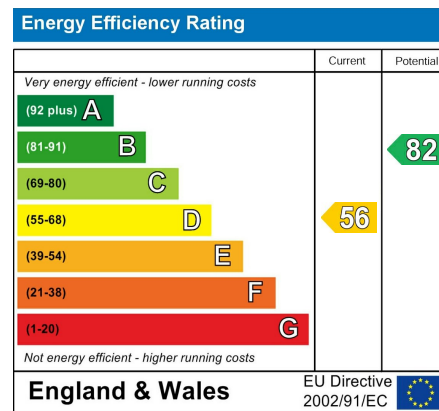


Floor Plan



Energy Performance Certificate



Directions

Proceed from the Prince of Wales roundabout up Otley Road and take the second right into Victoria Road. Follow the road across the junction and there the first left turning leads to where the property is located down a driveway and is the second property on the right hand side.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£635,000

2 Victoria Cottages Victoria Road, Harrogate, North Yorkshire, HG2 0HQ 3 Bedroom House - Townhouse

A rare opportunity to acquire a stone-built character semi-detached coach house with private parking and a private garden located a short walk from Harrogate town centre and the famed 200-acre Stray. No chain is involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With a private parking area in front of the property, this 18th-century former coach house provides centrally heated accommodation with a new Viessman boiler heating three floors of accommodation.

The accommodation briefly comprises; a reception hall and an open plan living kitchen with underfloor heating, single oven, large induction hob, integrated dishwasher, space for an American fridge freezer, an island with breakfast bar, granite worktops, and a formal living kitchen with a spacious dining area where there is access to a delightful balcony that overlooks the gardens at the rear. There is also a separate study or fourth bedroom. On the first floor, the landing leads to the master bedroom with an ensuite shower room, two further bedrooms, and a house bathroom.

At the lower ground floor there is a large sitting room, utility room with toilet, and a conservatory that overlooks the rear gardens. There is also an external store which is under the ground floor which offers a large and useful storage area. The west-facing garden has well-stocked flowerbeds, a large lawn area, a patio and mature trees making the garden lovely and private.

A main feature of the property is the fact that it has both private parking and an enclosed private garden with a balcony located so close to the town centre. Subject to the necessary consent there are opportunities for further development including extension and alteration.

Victoria Cottage is nestled at the edge of Harrogate town centre within five minute walk of cafe's bars and restaurants. Very good schooling options close by including Harrogate Grammar School.

