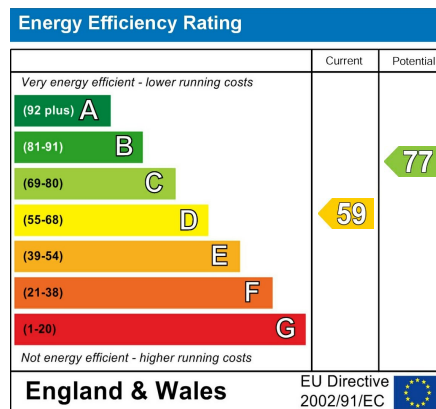


Floor Plan



TOTAL FLOOR AREA : 4661sq.ft. (433.0 sq.m.) approx.

Energy Performance Certificate



Directions

From our offices proceed down Albert Street and turn right taking the first left down Montpelier Hill and at the roundabout follow the roundabout round over the zebra crossing and up Cornwall Road where the property is easily found on the right hand side.

Council Tax Band G 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.



£1,395,000

76 Cornwall Road, Harrogate, Yorkshire, HG1 2NE

5 Bedroom Character Property - Detached

A flexibly arranged detached family home that provides a ground floor self-contained apartment ideal for independent family use located in the ever popular Duchy area of Harrogate. This charming character home offers generous well planned accommodation with high ceilings and period features arranged over four floors. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

On the ground floor there is a large studio family room that could be the lounge of a self-contained apartment, a gym/bedroom shower room usual storage cupboard and spacious laundry/utility room. There is a stunning private entrance with steps that lead to the first floor work There is a delightful lounge with w feature fireplace and bay window overlooking the front gardens. There is a formal dining room with fireplace leading through to a garden room with French doors that lead to a raised decked sitting area which is ideal for relaxing.

There is a spacious breakfast kitchen with cooking range plus a garden room that overlooks the rear private gardens. There is a return staircase that leads to an impressive master bedroom suite with ensuite bathroom and door that leads out to a sunny balcony overlooking the front gardens where there is space to enjoy morning coffee. There are also two further double bedrooms and a house bathroom with bath and separate shower. To the top floor there are two further double bedrooms and a useful large eaves storage area.

Outside the front of the property there are well maintained gardens with a driveway that leads to a five bar gate from where beyond there is a detached garage.

There is a private well-stocked shaped lawn garden ideal for entertaining and a great space for children to enjoy.

The property stands a short walk away from the Valley Gardens and Harlow Carr Betty's tea rooms. A short walk down Cornwall Road takes you to some of Harrogate's iconic restaurants and bars.

Harrogate offers a good road and rail network offering the travel and give it a quick access to Leeds, York and London. There is a good choice of schooling opportunity and a wide choice of shopping opportunities.

Internal inspection strongly recommended.

The flexibility of the living space means that the ground floor could easily offer a useful rental opportunity or space for teenagers or dependent relatives which would mean they retain their independence from the main house with private entrances.

