



**Cromwell Road, Harrogate HG2 8DH**

**welcome to**

## **Cromwell Road, Harrogate**

This five bed quirky property, which is full of character is situated in a popular area of Harrogate, and offers fantastic access to local amenities and transport links.





## Cromwell Road

Welcome to Cromwell Road, this five bedroom quirky and stylish property is located on the south side of Harrogate with excellent train links to York and Leeds being just a short walk from Hornbeam Park Station. The property benefits from some impressive character features. The interior briefly comprises of a living room, second reception room / office, kitchen diner, ground floor W.C and shower room as well as three bedrooms on the first floor and a further two bedrooms on the second floor. There is also a bathroom on the first floor. To the exterior of the property there is a garage and workshop room as well as a courtyard garden area. This property is situated in a sought after location with great access to the many local amenities Harrogate has to offer.

### Living Room

15' 8" x 12' 5" ( 4.78m x 3.78m )

The bright and spacious living room has a front aspect window, stylish decor and some character features in the form of high ceilings and a classic fireplace.

### Office / Snug

16' 3" x 8' 9" ( 4.95m x 2.67m )

Another reception room which is currently used as an office. The room also features a front aspect window.

### Shower Room

8' 9" x 2' 11" ( 2.67m x 0.89m )

Shower room located on the ground floor next to the separate W.C.

### W.C.

2' 7" x 4' 11" ( 0.79m x 1.50m )

Separate toilet located next to the shower room.

## Kitchen / Dining Area

16' 4" x 11' 7" ( 4.98m x 3.53m )

Modern shaker style kitchen with Central Island / breakfast bar. The room also has space for a dining table to seat up to six people. There is space for a free standing range style cooked which is set into an alcove. There is a door leading out to the rear courtyard garden area and a window to the opposite side.

### Utility Room

5' 10" x 8' 1" ( 1.78m x 2.46m )

Handy utility area with space for a washing machine and American style fridge freezer.

## First Floor

### Bedroom Three

9' 11" x 12' 5" ( 3.02m x 3.78m )

Located on the first floor of the property. This is another good sized double room.

### Bedroom Four

9' 4" x 11' 4" ( 2.84m x 3.45m )

Also located on the first floor of the property.

### Bedroom Five

11' 9" x 10' 8" ( 3.58m x 3.25m )

Also located on the first floor of the property.

### Bathroom

6' 1" x 6' 3" ( 1.85m x 1.91m )

Bathroom with fully tiled walls which features a bath with shower over, W.C. and hand wash basin.

## Second Floor

### Bedroom One

9' 8" x 9' 3" ( 2.95m x 2.82m )

Located on the second floor this is a spacious double bedroom. The room features a front aspect window.

### Bedroom Two

14' 3" x 7' 9" ( 4.34m x 2.36m )

Also located on the second floor this room will also accommodate a double bed. The room features a front aspect window.

### Exterior

The property has a spacious courtyard style garden to the rear. There is also access to a garage and workshop room.



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welcome to

## Cromwell Road, Harrogate

- FIVE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- GARAGE
- COURTYARD GARDEN
- SOUTH SIDE OF HARROGATE

Tenure: Freehold EPC Rating: E

**£425,000**



### Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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