



3 Glebe Road, Harrogate, North Yorkshire, HG2 0LZ

**£490,000**

Guide Price



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A superb four-bedroom town house offering generous accommodation in this highly sought-after and fashionable location just off Cold Bath Road , on the edge of The Valley Gardens.

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This delightful family home offers well-presented accommodation retaining a wealth of period features and has the benefit of gas fired central heating and partial double glazing.





The accommodation in brief comprises entrance hall, lounge having cast-iron fire grate with marble surround and good-sized dining kitchen.

To the first and second floors are four good-sized bedrooms, one with cast-iron Arts and Crafts fire surround. House bathroom and additional shower room. The lower-ground-floor cellar offers useful utility and storage spaces.

### Outside

Private Courtyard to the rear.

### Location

The property occupies a delightful position set in the heart of fashionable Cold Bath Road which hosts an excellent range of amenities catering for most daily needs, including chemist, post office and Sainsbury's supermarket. For those requiring further, the town centre is only a short walk away which hosts an excellent range of amenities.

Situated in a prime location in Harrogate off Cold Bath Road close to the Grammar School. It is in walking distance of the Stray and the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London King's Cross and Edinburgh.

### Agent's Note

Please refer to the architect plans for the potential to re-model the accommodation, subject to the usual planning permissions.

**Tenure** - Freehold

**Council Tax Band** - D

EPC - D





Total Area: 175.5 m<sup>2</sup> ... 1889 ft<sup>2</sup> (excluding void)  
 All measurements are approximate and for display purposes only.  
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