



31 Cecil Street, Harrogate, North Yorkshire, HG1 4NP

£269,950

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A well-presented and spacious three-bedroom middle-of-terrace stone property situated in this convenient location well served by local amenities.

The property provides impressive accommodation over three levels and has two large reception rooms, a modern fitted kitchen, three bedrooms, a modern bathroom and ensuite shower room. To the rear of the property there is a good sized enclosed courtyard garden providing an excellent outdoor entertaining space. The property has double glazing, has central heating and modern fittings throughout.

Cecil Street is well served by local amenities and is just a short distance from Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and feature fireplace.

DINING ROOM

A further large reception room providing sitting and dining areas with impressive rustic brick fireplace and woodburning stove.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with electric hob, integrated oven, fridge/freezer and space and plumbing for washing machine and dishwasher.



FIRST FLOOR

LANDING/STUDY AREA

There is a large landing providing an excellent work from home space.

BEDROOM 1

A large double bedroom with fitted wardrobe.

BEDROOM 2

A further good sized bedroom with window to the rear.

BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath.



SECOND FLOOR

BEDROOM 3

A further good sized bedroom with ensuite.

ENSUITE

A white suite comprising WC, basin and shower.

OUTSIDE

To the rear of the property there is an attractive enclosed paved courtyard garden providing an excellent outdoor sitting and entertaining space.

Tenure - Freehold

Council Tax Band - B





Total Area: 90.9 m² ... 979 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk