



5 St Magnus Court, Cold Bath Road, Harrogate, HG2 0HN

£485,000

Offers Over

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A spacious and well-presented four-bedroom mews property with two garages and attractive gardens, situated in a delightful position just off Cold Bath Road.

This deceptively spacious home forms part of an attractive private development set around a central green with ornamental pond, offering a peaceful setting just moments from Harrogate's highly sought-after Cold Bath Road. The property provides generous and flexible accommodation including a large dining kitchen, spacious sitting room with doors to the garden, four good-sized bedrooms and a modern bathroom. Externally, there is a private rear garden, lawned frontage and the distinct advantage of two garages.

The property is ideally placed for the excellent range of local shops, bars and restaurants along Cold Bath Road, and is within easy walking distance of Valley Gardens, the Stray and Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

With tiled flooring and central heating radiator.

SITTING ROOM

A spacious through reception room with limestone fireplace and hearth with fitted living-flame gas fire. Double French doors open onto the rear garden. Two central heating radiators. Coved ceiling.

DINING KITCHEN

A superb open-plan dining kitchen with tiled flooring and ample space for family dining. The kitchen comprises a range of fitted units with oak worktops, including a central island unit. Fitted appliances include gas hob, double oven, dishwasher, fridge/freezer and washing machine. Recessed downlighting. Central heating radiator.

REAR ENTRANCE HALL

Providing access to the cloakroom and garden.

CLOAKROOM

With half-tiled walls and tiled floor. WC and washbasin. Extractor fan.

FIRST FLOOR

LANDING

With access to all first-floor rooms.

BEDROOMS

There are four good-sized bedrooms on the first floor, each with fitted wardrobes.

BATHROOM

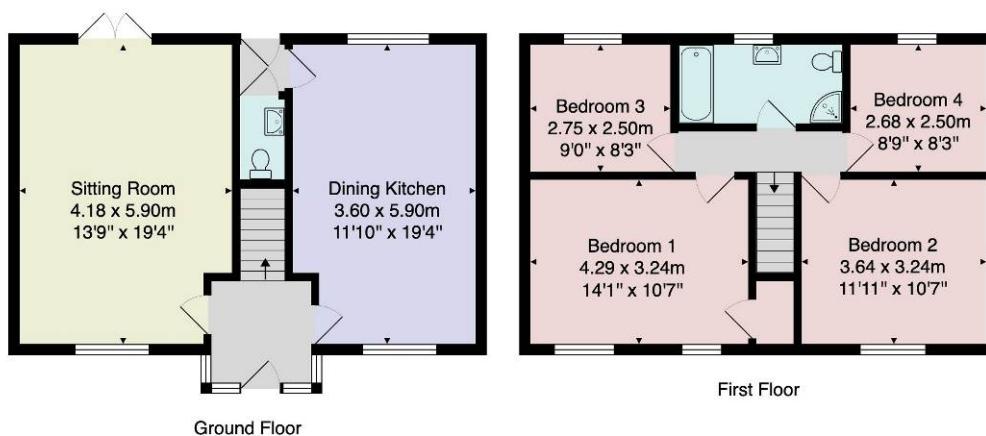
A modern white suite comprising WC, washbasin set within a vanity unit, bath and separate shower. Fully tiled walls and floor. Heated towel rail.

OUTSIDE

To the front of the property is an open lawned garden overlooking the attractive communal green with ornamental lily pond. To the rear there is a private paved garden providing a pleasant outdoor sitting area. The property benefits from two garages, both with up-and-over doors, one of which has power and light.

Tenure - Freehold

Council Tax Band - E



Total Area: 107.5 m² ... 1157 ft²

All measurements are approximate and for display purposes only.

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