



21 Cavendish Street, Harrogate, North Yorkshire, HG1 4NT

**£269,950**



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A beautifully presented three-bedroom stone-fronted mid-terrace home offering stylish, contemporary living in a convenient location close to excellent local amenities.

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Cavendish Street is a quiet residential location, well served by excellent local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.







## GROUND FLOOR

Internally, the accommodation briefly comprises an entrance hall leading into a bright bay-fronted sitting room featuring a character fireplace with inset stove, creating a warm and cosy focal point. The sitting room opens through to the dining area, providing an excellent open-plan living and entertaining space. To the rear is a contemporary fitted kitchen finished to a high standard, featuring sleek wall and base units, wood-effect worktops, tiled splashbacks, integrated appliances, recessed ceiling lighting and ample worktop space. A side access door provides convenient external access.

## FIRST FLOOR

To the first floor there are three well-proportioned bedrooms and a modern house bathroom. The bathroom is fitted with a panelled bath with shower over and glass screen, low-flush WC, and vanity unit with inset washbasin, all finished with contemporary styling.

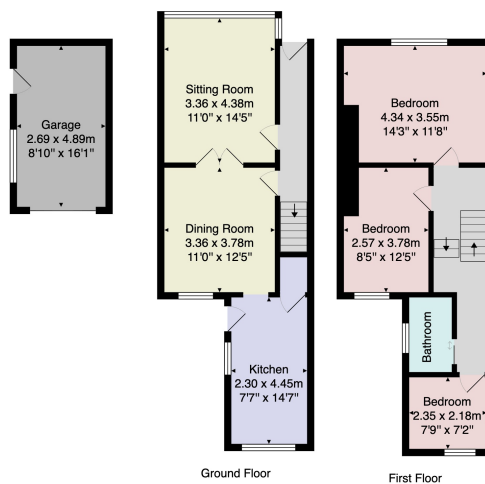
## OUTSIDE

Externally, the property is approached via a neatly maintained front garden with stone boundary wall and paved pathway. To the rear, the property enjoys a low-maintenance enclosed garden featuring a paved seating area and secure gated access leading to a garage / outbuilding, ideal for storage, workshop use or additional utility space.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 89.6 m<sup>2</sup> ... 965 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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