



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

£269,950

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

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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





Ground Floor

First Floor

Total Area: 89.6 m<sup>2</sup> ... 965 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	52
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		