



## Cecil Street, Harrogate, HG1 4NP

- NO ONWARD CHAIN
- Separate lounge, dining room and kitchen
- Located close to coffee shops and restaurants
- Early viewing highly recommended
- Ideal for first time buyers and investors
- Private courtyard
- Log burner
- Council Tax Band B

**Guide Price £229,950**



# Cecil Street, Harrogate, HG1 4NP

## DESCRIPTION

**NO ONWARD CHAIN.** This mid-terrace house offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious reception room, where a log burning fire creates a warm and inviting atmosphere, ideal for cosy evenings in.

The property boasts a separate kitchen and dining room, providing a functional space for culinary enthusiasts and family gatherings alike. The kitchen is well-equipped, making it a joy to prepare meals while enjoying the company of loved ones.

Upstairs, you will find two generously sized bedrooms, each offering ample space for relaxation and personalisation. These rooms are perfect for a small family, guests, or even as a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Cecil Street is situated in a desirable area of Harrogate, known for its beautiful surroundings and vibrant community. With local amenities, parks, and excellent transport links nearby, this property is not only a lovely home but also a gateway to the best that Harrogate has to offer.

This mid-terrace house is an excellent opportunity for those seeking a comfortable and stylish living space in a sought-after location. Do not miss the chance to make this charming property your new home.



## EPC

Energy rating D

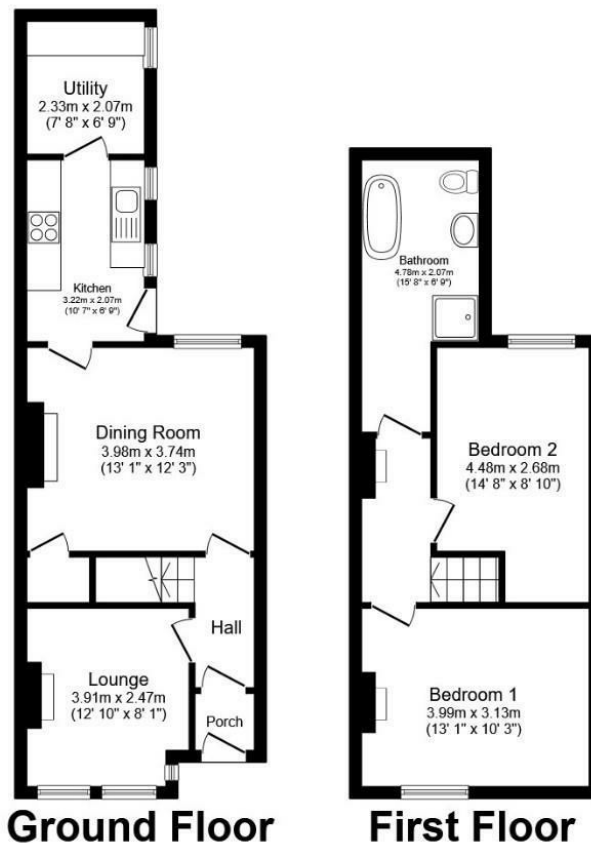
This property produces 4.3 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





Total floor area 79.3 sq.m. (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

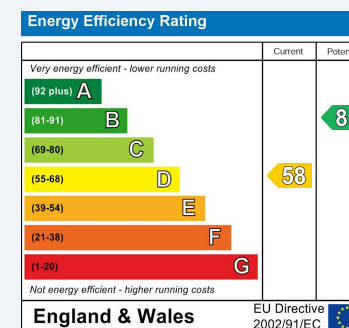
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.