

14 COLD BATH ROAD  
HARROGATE  
HG2 0NA



NICHOLLS  
TYREMAN

## 14 COLD BATH ROAD | HARROGATE | HG2 0NA

A stunning, Grade II Listed, Georgian stone property situated within the very heart of Harrogate, in this beautiful location on Cold Bath Road close to its excellent amenities including restaurants, cafés and bars and being within easy walking distance of the town centre.

---

Ground Floor Entrance Hall | Drawing Room | Dining Room | Rear Lobby | Cloakroom with wc

---

Lower Ground Floor Hallway | Kitchen | Family Room | Shower Room | Store

---

Five Bedrooms | Shower Room | House Bathroom

---

Garden | Patio | Driveway with Off Street Parking

---

Council Tax: TBC | Tenure: Freehold

**Agent's Note: This is currently a commercial property with planning consent for change of use back to a residential private home.**

# £1,300,000





**The property has meticulously maintained, well planned accommodation over five floors, with many original features, including windows and staircase. An added feature is the large enclosed garden and parking to the rear.**

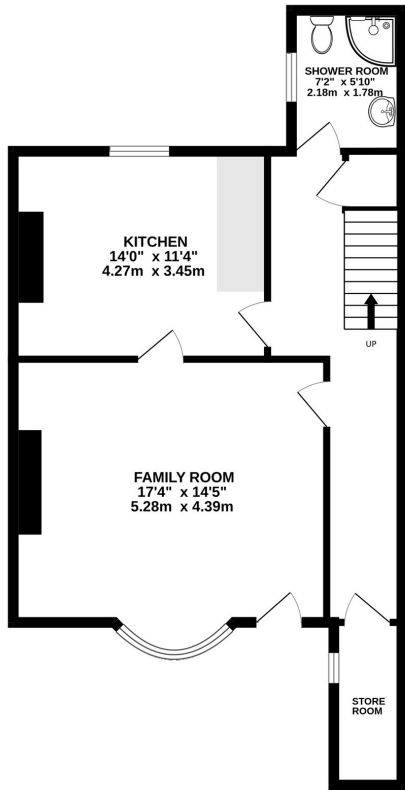
A magnificent property, currently used as offices, which could be easily upgraded to create a magnificent family home. Benefiting from central heating, the property is well decorated and the accommodation comprises: Steps leading to the entrance hall, rear lobby and separate wc, drawing room with bow window to the front and dining room. The lower ground floor comprises: Kitchen, family room, separate shower room and useful store. To the first floor are three bedrooms and a house shower room, the second floor has a principal bedroom and large bathroom. On the third floor is an open plan room with Velux windows and storage rooms.

To the front of the property are steps leading to the ground and lower ground floor.

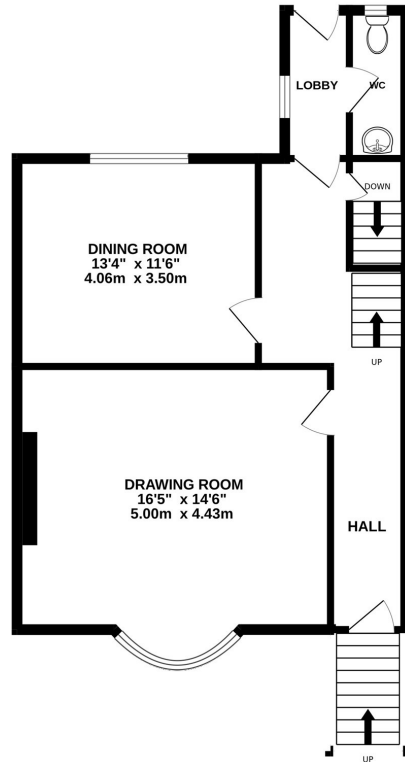
To the rear is a large enclosed gravelled area with walled gardens, patio and access to the rear lobby. Access to the rear is via a private side driveway.



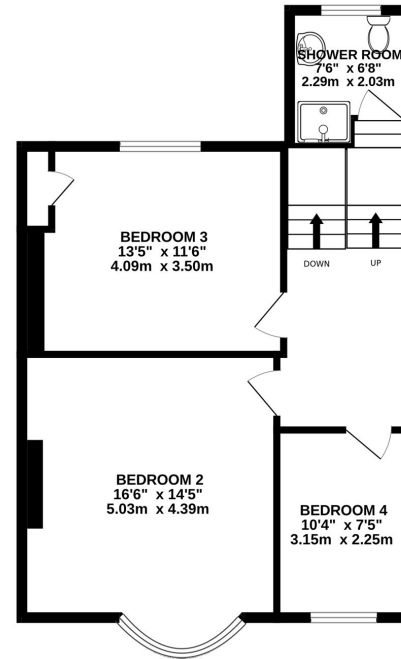
LOWER GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



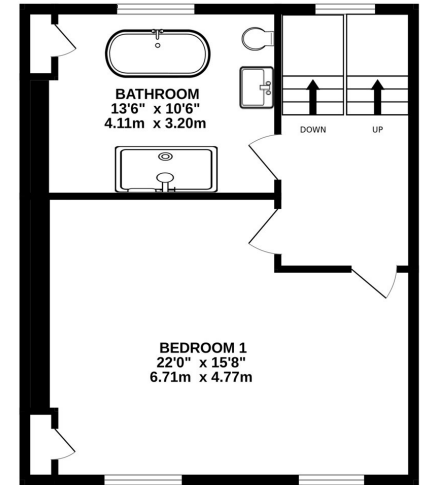
GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



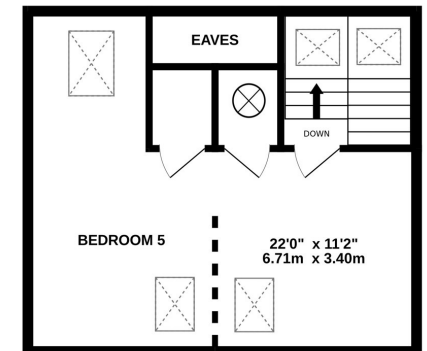
1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



3RD FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 2821 sq.ft. (262.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076 Lettings: 01423 530744

[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.