

whiteley helyar



1,574 ft²



3/4 bedrooms



bathroom &
cloakroom



residents permit
parking

Guide Price £1,185,000

22 Daniel Street, Bath, BA2 6ND

A beautifully refurbished and impressive Grade II Listed Georgian townhouse in this superb central location, moments from Henrietta Park and adjacent to Great Pulteney Street. This beautifully presented property offers versatile accommodation arranged over four floors, a pretty enclosed garden and benefits from a number of fine and original period features.

ACCOMMODATION

entrance hall with stone staircase
sitting room
dining room
kitchen/breakfast room

family room/bedroom 4
three further double bedrooms
large bathroom
utility room and vaults

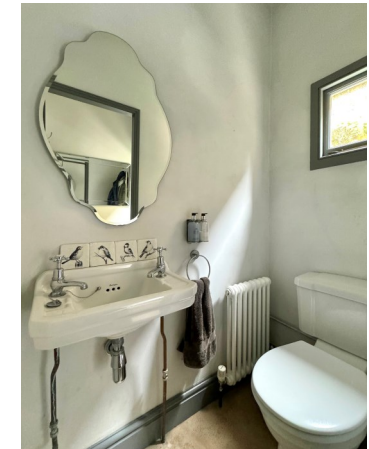
EXTERNALLY

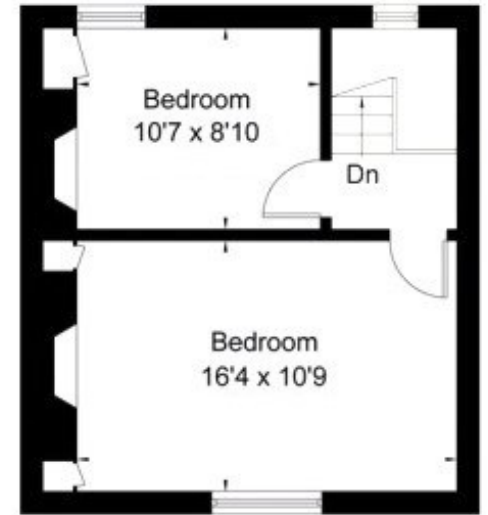
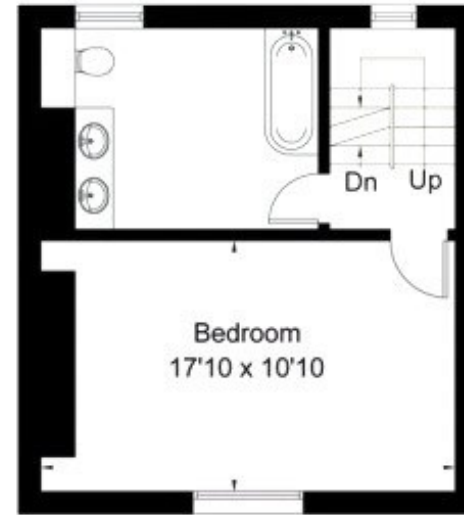
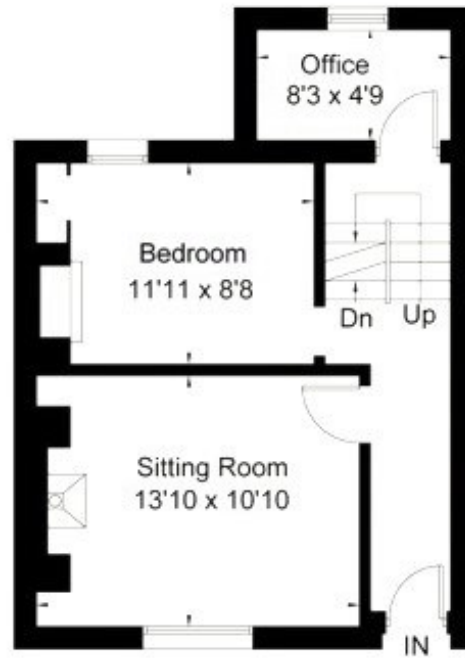
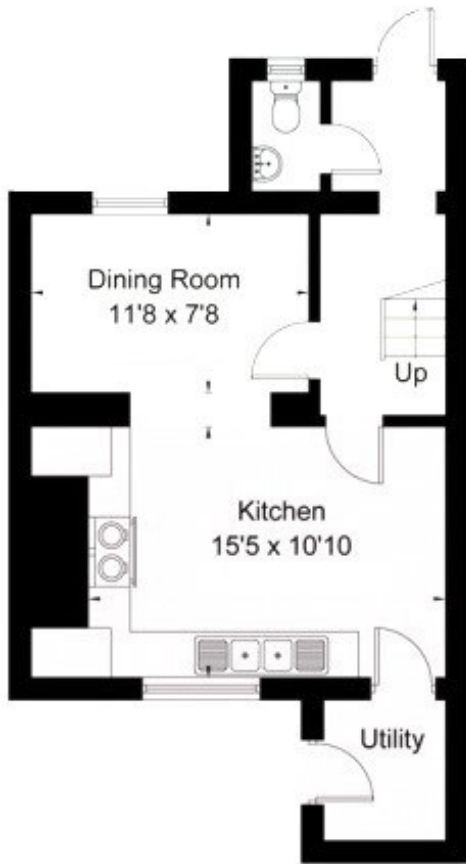
The property offers a small courtyard/lightwell to the front of the property, together with a charming walled courtyard garden to the rear, perfect for alfresco dining and entertaining. Mostly flagged, this attractive enclosed garden is private and planted with flower borders, shrubs, bushes and trees. Parking is 'on street' with permits (zone 1).

LOCATION

22 Daniel Street sits in this wonderful, tucked away and highly convenient position in the city. The property is within a short level stroll of the countless shops and amenities in the very heart of Bath, Bath Recreation Rugby Ground, Bath Spa Railway Station are close at hand, as is highly regarded local schooling. Delightful walks are available through nearby Sydney Gardens and Henrietta Park (with its refurbished childrens play area, tennis courts and direct access onto and Kennet and Avon Canal towpath) as well as along the banks of the River Avon.







Tenure: Freehold
Council tax band: F = £3,043.52

Approximate Area = 146.2 sq m / 1,574 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

