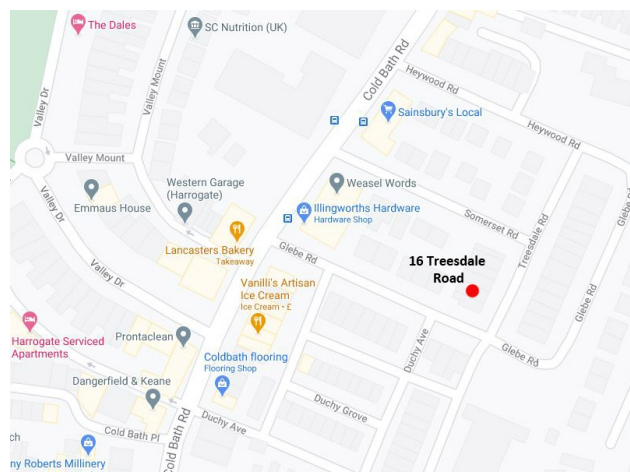


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the Prince of Wales roundabout proceed along West Park at the side of the Stray Parkland turning left down Montpellier Hill. At the roundabout turn left into Cold Bath Road. Follow the road up the hill taking a left turn into Heywood Road. Follow the road to the right into Treesdale Road where number 16 can be found on the right hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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16 Treesdale Road, Harrogate

£685,000

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Harrogate's Leading Family Estate Agent



16 Treesdale Road, Harrogate, North Yorkshire, HG2 0LX

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Presenting excellent proportions throughout including a self contained annexe, this middle terraced Victorian property arranged over four floors and with attractive patio garden and access to off street parking to the rear, is located in a highly desirable position just off the popular Cold Bath Road.

Fronted by a forecourt garden and low stone wall, the accommodation opens via an entrance lobby to the reception hall. With impressive high cornice ceiling and feature fireplace, the bay fronted living room to the front elevation boasts solid oak flooring that extends through to the sociable kitchen which presents solid units, central island and space for formal dining to the rear. The separate utility room provides access to a guest w/c and out to the fully enclosed, stone flagged patio garden which is ideal for outdoor entertaining and for those with pets. leading out to the rear there is access to a shared off street parking space. An internal staircase leads down to the lower ground floor which presents a self-contained annexe with

open plan living area having private entrance, double bedroom and bathroom. To the first floor there is a large house bathroom with bathtub and separate shower enclosure, and two excellent double bedrooms, the largest having built in wardrobes. The second floor reveals a contemporary shower room and two further double bedrooms.

Treesdale Road is located just off the highly regarded Cold Bath Road close to Harrogate's town centre and only moments walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minutes by foot



Main Roads
A1M 8 miles



Train
Harrogate 0.4 miles



Airport
Leeds Bradford 12.4 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band D

Tenure

Freehold