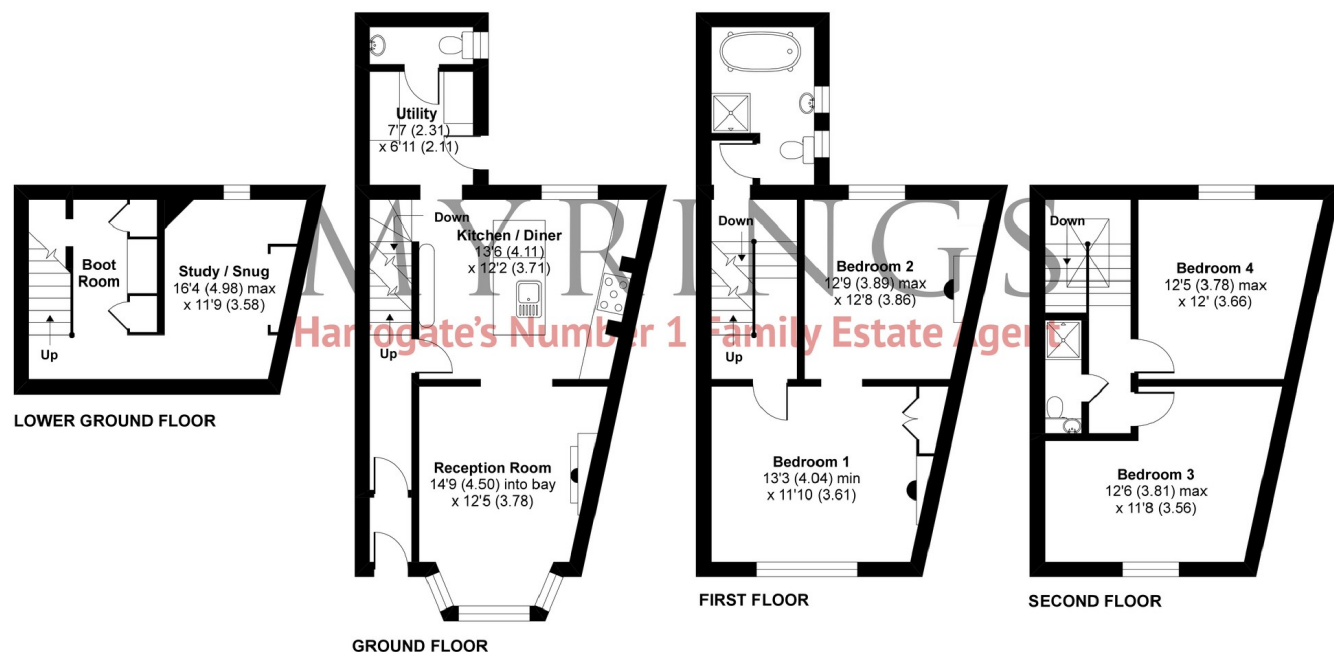




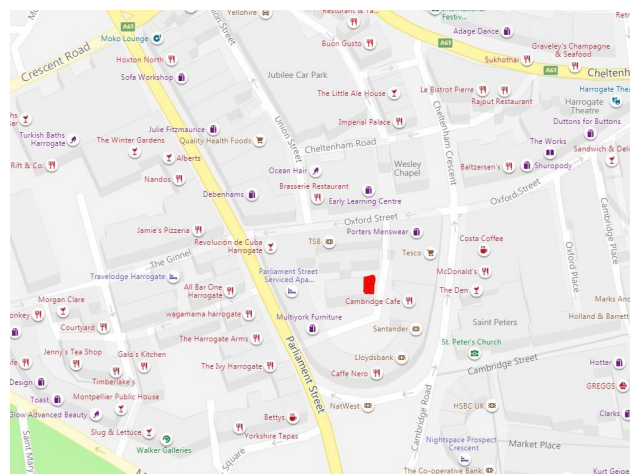
Cambridge Terrace, Harrogate, HG1

Approximate Area = 1583 sq ft / 147 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Myrings. REF: 665626



Viewing arrangements

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

Directions

Proceed down Parliament Street in the town centre, passing Betty's Tea Rooms on the left hand side, turning right up Cambridge Terrace which is just before Daniel Footwear. The property can then be found on the left hand side.



5 Cambridge Terrace, Harrogate

Guide price £495,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](https://www.myrings.property)

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MYRINGS

Harrogate's Leading Family Estate Agent



We are delighted to bring to market the finest example of a period townhouse, painstakingly renovated to exacting standards nestled in the very heart of Harrogate's town centre with the rare advantage of off road parking.

Every inch of this property has been either been updated, restored or newly fitted. Block paved off road parking has been created at the front, and there is a fully enclosed rear courtyard with timber gates opening to create a second parking space if desired. The house has been fully rewired, replumbed and the lower ground level has been tanked to create a very useful boot/store room with fitted cupboards and a multi-purpose room ideal as a home office, snug, playroom or even fifth bedroom. The ground floor living accommodation is firstly accessed via an entrance vestibule with decorative tiled flooring and stained glass door. An inner hall leads to the right into a marvellous open plan living room and kitchen with parquet-style flooring. The living area is bay fronted with a central original fireplace. There is an opening to superb fitted dining kitchen which has a range of high quality units, granite work surfaces, a central island and

table and integrated appliances. Adjoining is a useful utility room with a w/c, and an access door out to the garden which has cedar wood trellised fencing and the previously mentioned timber gates for car access. The bedroom space is split over the first and second floor and offers four very well proportioned double bedrooms two of which maintain their original fireplaces. The bedrooms are served by a luxury house bathroom with a separate shower enclosure, free standing roll top bathtub and a vanity sink unit. There is also a cleverly designed shower room off the second floor velux windowed landing.

Harrogate boasts a wealth of designer boutiques, highly regarded cafe's, restaurants and bars as well as the National Conference Centre and Exhibition Halls. With Leisure and Golf facilities close by, the award winning Valley Gardens, Royal Baths and Harrogate Theatre, the town's amenities are extensive. Commuting via road on the national motorway network is easily accessible with the A1M only 6 miles away, and via rail from Harrogate to Leeds or York and beyond. There are regular domestic and international flights from Leeds Bradford International Airport only 15 miles away. There are fantastic schools for all ages within a short distance.



Bus
2 minute walk



Main Roads
A1M 8 Miles



Train
Harrogate 0.2 Miles



Airport
Leeds Bradford 12.5 Miles

Fixtures & fittings
Fixtures and fittings are to be negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band C

Tenure
Freehold