



56 Tower Street, HARROGATE
Harrogate

Guide Price **£450,000**



MYRINGS



56 Tower Street

HARROGATE, Harrogate

A beautifully presented and deceptively spacious three-bedroom mid-terraced home, offering characterful accommodation arranged over four floors and benefiting from a private south-westerly facing walled courtyard garden. The property enjoys a highly desirable position just a few hundred yards from the open parkland of West Park Stray.

Council Tax band: B

Tenure: Freehold

- DECEPTIVELY SPACIOUS THREE BEDROOM MID-TERRACED HOME
- REAR SOUTH-WESTERLEY FACING COURTYARD
- LOCATED NEXT TO WEST PARK STRAY
- CHARACTER ACCOMMODATION ARRANGED OVER FOUR FLOORS
- OVER 1,300 SQ FT OF WELL-PRESENTED LIVING SPACE
- EXCELLENT EAVES STORAGE TO SECOND FLOOR BEDROOM
- BEAUTIFULLY PRESENTED THROUGHOUT



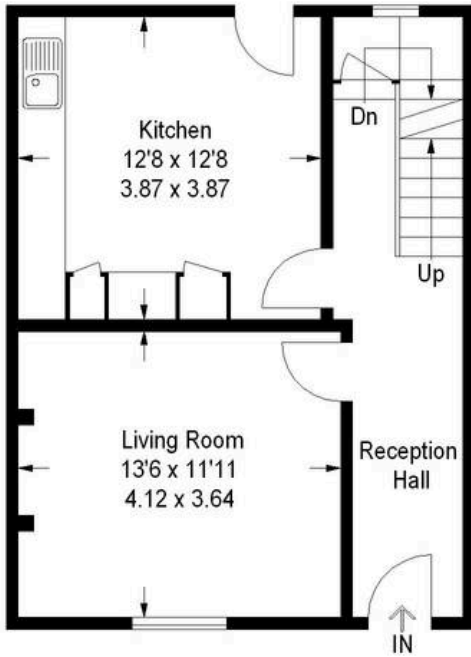
MYRINGS



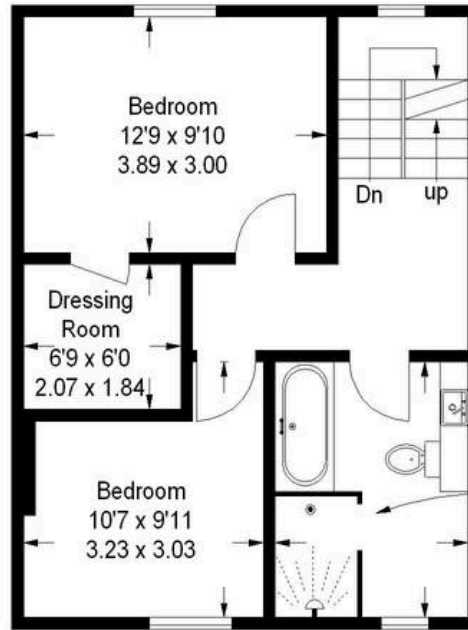
Approximate Gross Internal Area = 124 sq m / 1334 sq ft
(Excluding Eaves Storage)



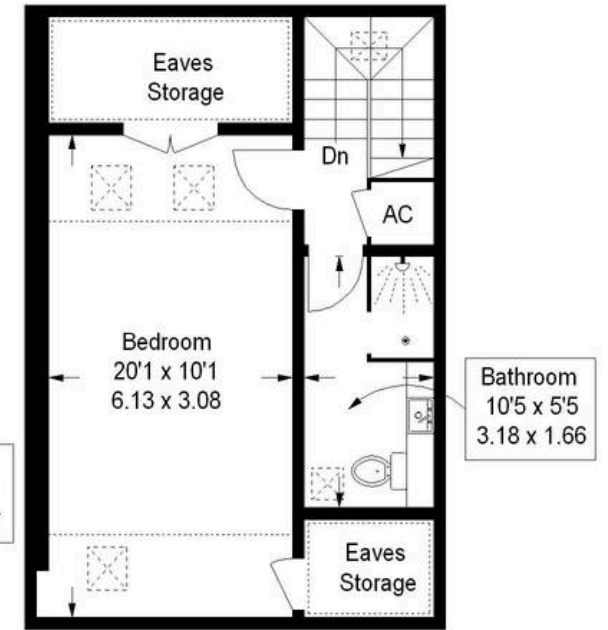
Lower Ground Floor
8 sq m / 86 sq ft



Ground Floor = 43 sq m / 463 sq ft



First Floor = 43 sq m / 463 sq ft




Second Floor = 30 sq m / 322 sq ft
(Excluding Eaves storage)

 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Myrings Estate Agents

Myrings Estate Agents Ltd, 10 Princes Square - HG1 1LX

01423 566400 • enquiries@myringsestateagents.com • <http://myringsestateagents.com/>

