



## 9 St. Magnus Court Cold Bath Road, Harrogate

£450,000 Guide Price



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A well-presented three-bedroom mews house in a sought-after location just off Cold Bath Road, with conservatory, garage and attractive gardens.

This deceptively spacious three-bedroom mews house is located in a quiet and attractive private location just off Harrogate's highly desirable Cold Bath Road, well placed for local shops, bars, restaurants, the Valley Gardens and town centre. Set around a central green with an ornamental pond, the location provides a peaceful setting, and the property has the added benefit of a private rear garden and a single garage.

The house offers spacious and flexible accommodation including a large dining kitchen, generous lounge, conservatory, three bedrooms, two bathrooms and ground floor-cloakroom, as well as gas central heating and double glazing. Offered with no onward chain.

#### **OUTSIDE GARDEN**

There is a private, enclosed courtyard-style garden with mature shrubs, paved sitting area and gated rear access. The back garden also backs onto a quiet private path leading to the Green and Cold Bath Road. The attractive lawned garden to the front also forms part of the property.

#### **GARAGE**

A single garage in a suite of garages provides useful parking or storage.

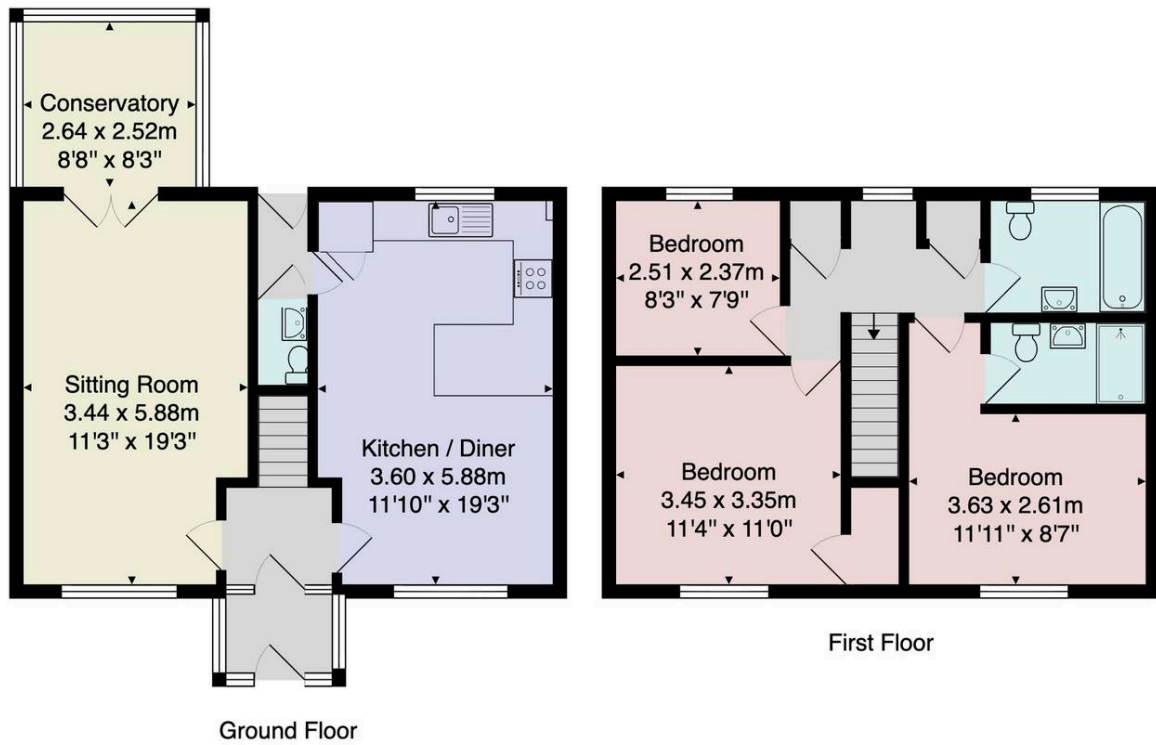
Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: D



**GROUND FLOOR ENTRANCE HALL** Double-glazed entrance door, central heating radiator and staircase to first floor. **LOUNGE** A spacious reception room with double-glazed window to front, marble-effect fireplace with electric fire, coving to ceiling, television point and central heating radiator. Double-glazed French doors lead into the conservatory. **CONSERVATORY** Double-glazed windows to rear and side with patio door leading out to the garden. Tiled flooring, power and lighting. **DINING KITCHEN** A well-fitted kitchen with a range of wall and base units, work surfaces, single drainer sink, built-in electric oven and gas hob with extractor hood above. Integrated appliances include fridge/freezer and dishwasher. Space for washing machine. Wood flooring, part tiled walls, inset spotlights, coving to ceiling, double-glazed window to rear and central heating radiator. **INNER HALLWAY** With wood flooring and door to:

**WC / CLOAKROOM** Fitted with WC and pedestal wash basin. **FIRST FLOOR LANDING** Double-glazed window to side, access to roof space, airing cupboard housing hot water tank and built-in laundry cupboard. **MASTER BEDROOM** A spacious double bedroom with double-glazed window to front, coving to ceiling, inset spotlights and central heating radiator. **EN-SUITE SHOWER ROOM** Fitted with a white suite comprising step-in shower cubicle, WC and pedestal wash basin. Tiled flooring and walls, inset spotlights, extractor fan and chrome heated towel rail. **BEDROOM 2** Spacious double bedroom. Double-glazed window to front, built-in cupboard, coving to ceiling and central heating radiator. **BEDROOM 3** Double-glazed window to rear, coving to ceiling and central heating radiator. **FAMILY BATHROOM** White suite comprising panelled bath with shower above, WC and pedestal wash basin. Part tiled walls, laminate wood flooring, inset spotlights and double-glazed window to rear.





Total Area: 104.9 m<sup>2</sup> ... 1129 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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