



Cold Bath Road, Harrogate HG2 0HN

welcome to

Cold Bath Road, Harrogate

A spacious detached property with two garages, on one of Harrogate's most desirable streets, currently arranged as two self-contained, two-bedroom apartments. Ideal for an investor or multi-generational living, with potential to convert back into a substantial family home with planning permission.

Ground Floor Entrance Hall

Accessed via a side door through a welcoming porch, the entrance benefits from a conveniently positioned radiator for added comfort. Off the central hallway, a practical understairs cupboard provides excellent storage space and neatly accommodates the fuse board.

Kitchen

12' max x 9' 6" max (3.66m max x 2.90m max)
A well-proportioned kitchen fitted with light base and wall units, wood-effect worktops, and a stainless steel sink with drainer and mixer tap. There's space for a washing machine and fridge freezer, along with a double-glazed rear facing window and a rear UPVC door for easy outdoor access.

Lounge

19' 8" x 15' (5.99m x 4.57m)
A bright and generously sized lounge featuring neutral decor, a gas fire with surround, radiator, decorative coving and wall lighting. Dual aspect double glazed windows to the front and side provide plenty of natural light, creating a warm and inviting atmosphere.

Bedroom One

14' 6" max x 8' max (4.42m max x 2.44m max)
A spacious double bedroom featuring fitted wardrobes and dual aspect double-glazed windows to the rear and side, offering plenty of natural light. Please note: room measurements are taken to the front of the wardrobes.

Bedroom Two

12' 9" max x 9' max (3.89m max x 2.74m max)
A well-proportioned second bedroom featuring double-glazed windows to the front and side,

allowing for plenty of natural light.

Bathroom

White three-piece suite featuring a panelled bath with shower attachment, low flush WC, and a contemporary hand wash basin. Complemented by fully tiled walls and a towel rail.

First Floor Entrance Hall

Entered through the side access and ascending the staircase, you're welcomed into a central hallway that offers direct access to all rooms and a loft hatch

Kitchen

11' 11" MAX x 9' 5" MAX (3.63m MAX x 2.87m MAX)
Fitted with light, neutral-toned wall and base units paired with wood-effect worktops, this well-appointed kitchen features a 1½ ceramic sink with drainer, an electric cooker and designated spaces for a washing machine and fridge freezer. Rear aspect double-glazed window.

Lounge / Diner

19' 7" MAX x 14' 8" MAX (5.97m MAX x 4.47m MAX)
Spacious living room for relaxing and dining, featuring dual aspect double-glazed windows to the side and front, fitted with blinds. A cosy gas fire adds warmth and character to the room.

Bedroom One

14' 6" max x 8' max (4.42m max x 2.44m max)
Well proportioned bedroom featuring fitted wardrobes, a TV point, and dual aspect double-glazed windows to the front and side, allowing for plenty of natural light.

Bedroom Two

12' 9" MAX x 9' MAX (3.89m MAX x 2.74m MAX)

Good sized second bedroom featuring a fitted wardrobe and dual aspect double-glazed windows to the rear and side, offering ample natural light and a pleasant outlook.

Bathroom

White bathroom comprising a panelled bath with shower over, a hand wash basin set within a vanity cupboard, low flush WC, and additional fitted storage. A rear-facing double-glazed window provides natural light and ventilation.

Externally

A gated pathway leads to the main side entrance, providing access to both flats, with an attractive paved courtyard bordered by mature hedges to the front of the property, offering a pleasant and private outdoor space. At the rear, a pathway with established shrubs opens onto a paved parking area, which leads to two private garages.



Ground Floor Flat



First Floor Flat

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Cold Bath Road,
Harrogate

- ****SINGLE FREEHOLD SALE**** DUAL FLAT, DETACHED PROPERTY
- IDEAL FOR RENTAL. SHARED LIVING OR SPACIOUS FAMILY USE
- PRIME LOCATION CLOSE TO HARROGATE GRAMMAR SCHOOL, ASHVILLE COLLEGE AND WESTERN PRIMARY SCHOOL
- CHARMING FRONT COURTYARD FRAMED BY MATURING HEDGING
- CURRENTLY CONFIGURED AS TWO INDEPENDENT TWO-BEDROOM FLATS

Tenure: Freehold EPC Rating: D

Council Tax Band: C



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Property Ref:
HRG106857 - 0013

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