



Well Hill, 4b Cornwall Road, Harrogate

£400,000 Offers Over



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A beautifully presented and characterful two-bedroom property, believed to be one of Harrogate's oldest houses, situated in the very heart of the town centre. This most interesting property provides spacious accommodation over three levels with a stunning open-plan kitchen and dining area, together with separate sitting room and study/snug, two good sized double bedrooms and modern bathroom. The property has the advantage of an attractive and private courtyard garden, and permit parking is available on-street.

The property is situated in this delightful position in the heart of Harrogate town centre across the road from the Valley Gardens. All of the town's many varied amenities are within a few minutes' walk of the property. Offered for sale with no onward chain.

OUTSIDE

To the rear of the property there is a private courtyard garden providing an attractive outdoor sitting area. On-street permit parking is available.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



LOWER GROUND FLOOR
DINING KITCHEN

With spacious dining area, windows to front and glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units with induction hob, electric oven, integrated fridge/freezer, integrated dishwasher. Utility cupboard with plumbing for washing machine.

GROUND FLOOR
SITTING ROOM

A spacious reception room with attractive fireplace with living-flame gas fire.

SNUG / STUDY

Providing a further sitting area or workspace.

FIRST FLOOR

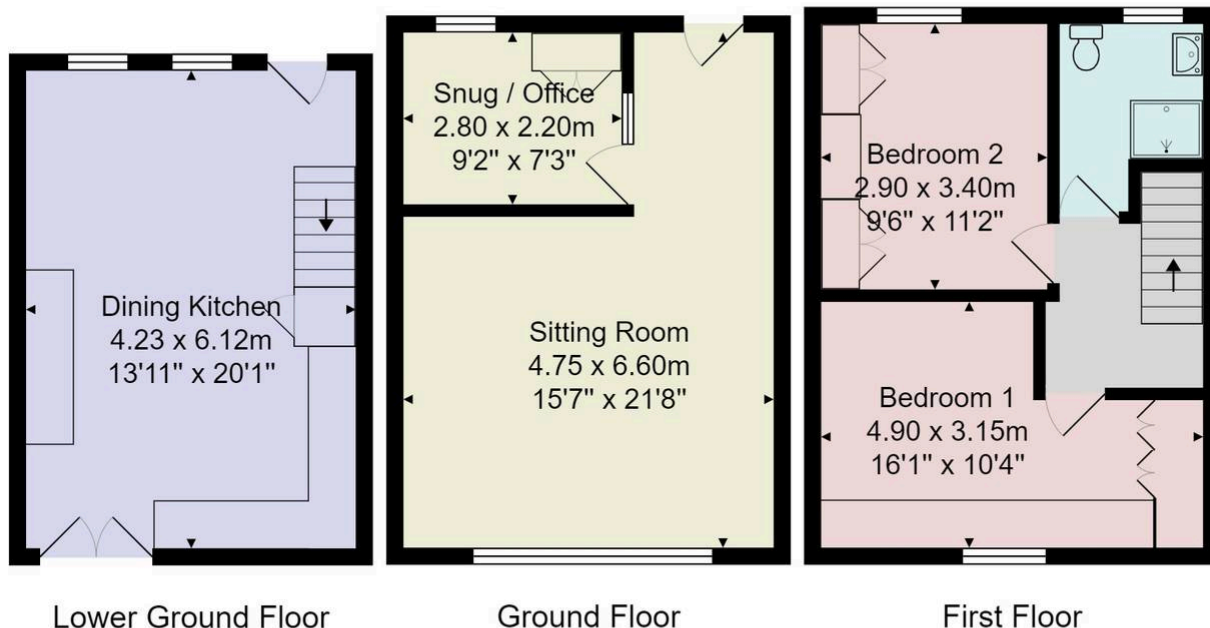
BEDROOMS

There are two double bedrooms, each having fitted wardrobes and drawers.

BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, and shower. Heated towel rail and tiled walls and floor. Useful storage area.





Total Area: 90.1 m² ... 970 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

