



12 Cromwell Road, Harrogate

£295,000 Guide Price

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A beautifully presented and comprehensively modernised two bedroom property occupying a superb position with a delightful outlook over the adjoining park. The property has been finished to a high standard by the current owners and combines stylish contemporary fittings with attractive character features.

Cromwell Road is particularly well placed for an excellent range of local amenities, including a nearby parade of shops and Hornbeam Park railway station, whilst Harrogate town centre is also within easy reach.

AGENT'S NOTE

The property benefits from a modern gas central heating boiler with a ten-year warranty.

New double-glazed windows have been installed to the front elevation.

The property is offered for sale with no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



GROUND FLOOR An entrance porch leads into the sitting room, an attractive and comfortable reception space featuring a wood-burning stove, fitted cupboards and shelving with feature lighting.

The window to the front enjoys a pleasant outlook over the adjoining park and is fitted with stylish shutters.

A particular feature of the property is the stunning dining kitchen, providing an excellent space for everyday living and entertaining. The kitchen is fitted with a stylish range of contemporary wall and base units complemented by quartz worktops.

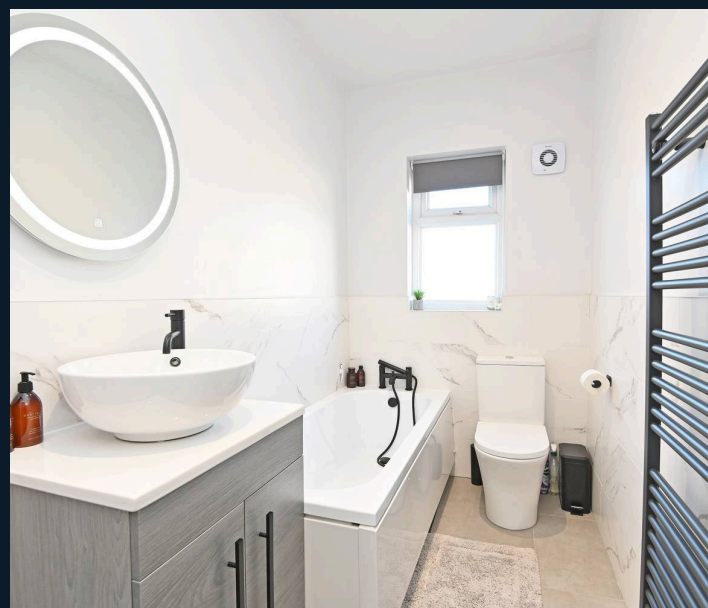
Integrated appliances include an induction hob, oven, microwave, fridge freezer, dishwasher and drinks fridge.

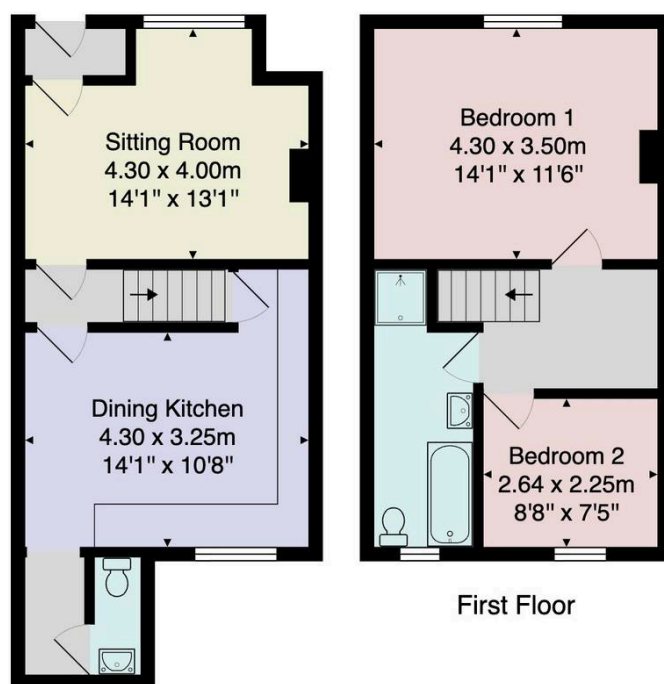
There is also a useful downstairs cloakroom fitted with a WC and washbasin.

FIRST FLOOR The principal bedroom is a particularly generous double room with a window to the front enjoying attractive views over the park.

Bedroom two is also a good-sized double room.

The bathroom is fitted with a modern white suite comprising a WC, washbasin set within a vanity unit, bath and separate shower. A pull-down ladder provides access to the loft, which offers useful additional storage space.





Ground Floor

First Floor

Total Area: 70.3 m² ... 757 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.

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