



**5 St. Magnus Court Cold Bath Road, Harrogate**

**£450,000 Guide Price**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A spacious and well-presented four-bedroom mews property with two garages and attractive gardens, situated in a delightful position just off Cold Bath Road and forming part of an attractive private area set around a central green with ornamental pond. \*\* CHAIN FREE \*\*

This deceptively spacious home forms part of an attractive private development set around a central green with ornamental pond, offering a peaceful setting just moments from Harrogate's highly sought-after Cold Bath Road. The property provides generous and flexible accommodation including a large dining kitchen, spacious sitting room with doors to the garden, four good-sized bedrooms and a modern bathroom. Externally, there is a private rear garden, lawned frontage and the distinct advantage of two garages.

The property is ideally placed for the excellent range of local shops, bars and restaurants along Cold Bath Road, and is within easy walking distance of Valley Gardens, the Stray and Harrogate town centre.

#### OUTSIDE

To the front of the property is an open lawned garden overlooking the attractive communal green with ornamental lily pond. To the rear there is a private paved garden providing a pleasant outdoor sitting area. The property benefits from two garages, both with up-and-over doors, one of which has power and light.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



#### GROUND FLOOR

**ENTRANCE HALL** With tiled flooring and central heating radiator.

**SITTING ROOM** A spacious through reception room with limestone fireplace and hearth with fitted living-flame gas fire. Double French doors open onto the rear garden. Two central heating radiators. Coved ceiling.

**DINING KITCHEN** A superb open-plan dining kitchen with tiled flooring and ample space for family dining. The kitchen comprises a range of fitted units with oak worktops, including a central island unit. Fitted appliances include gas hob, double oven, dishwasher, fridge/freezer and washing machine. Recessed downlighting. Central heating radiator.

**REAR ENTRANCE HALL** Providing access to the cloakroom and garden.

**CLOAKROOM** With half-tiled walls and tiled floor. WC and washbasin. Extractor fan.

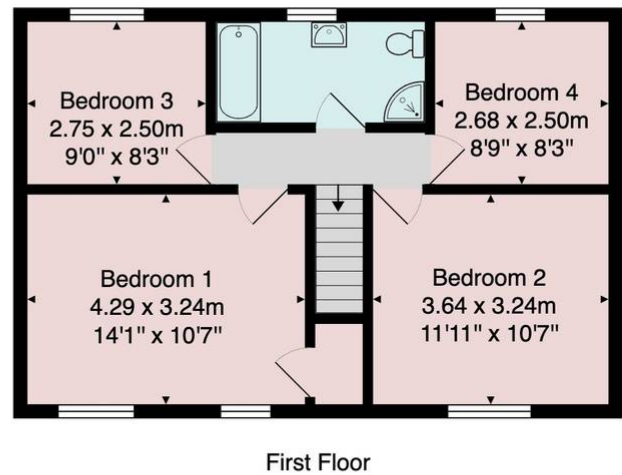
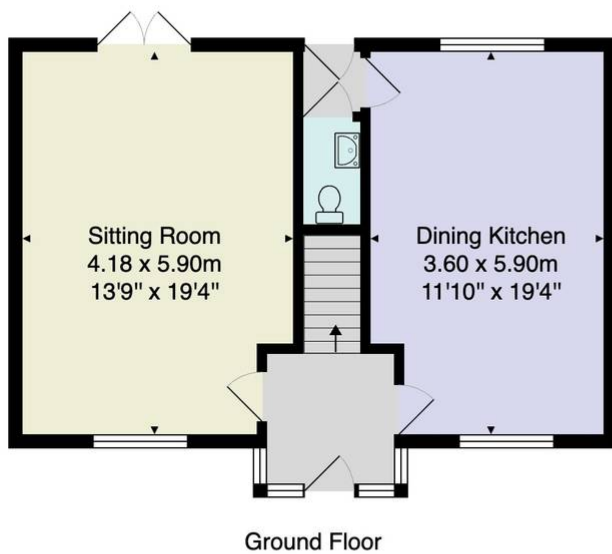
#### FIRST FLOOR

**LANDING** With access to all first-floor rooms.

**BEDROOMS** There are four good-sized bedrooms on the first floor, each with fitted wardrobes.

**BATHROOM** A modern white suite comprising WC, washbasin set within a vanity unit, bath and separate shower. Fully tiled walls and floor. Heated towel rail.





Total Area: 107.5 m<sup>2</sup> ... 1157 ft<sup>2</sup>

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.