





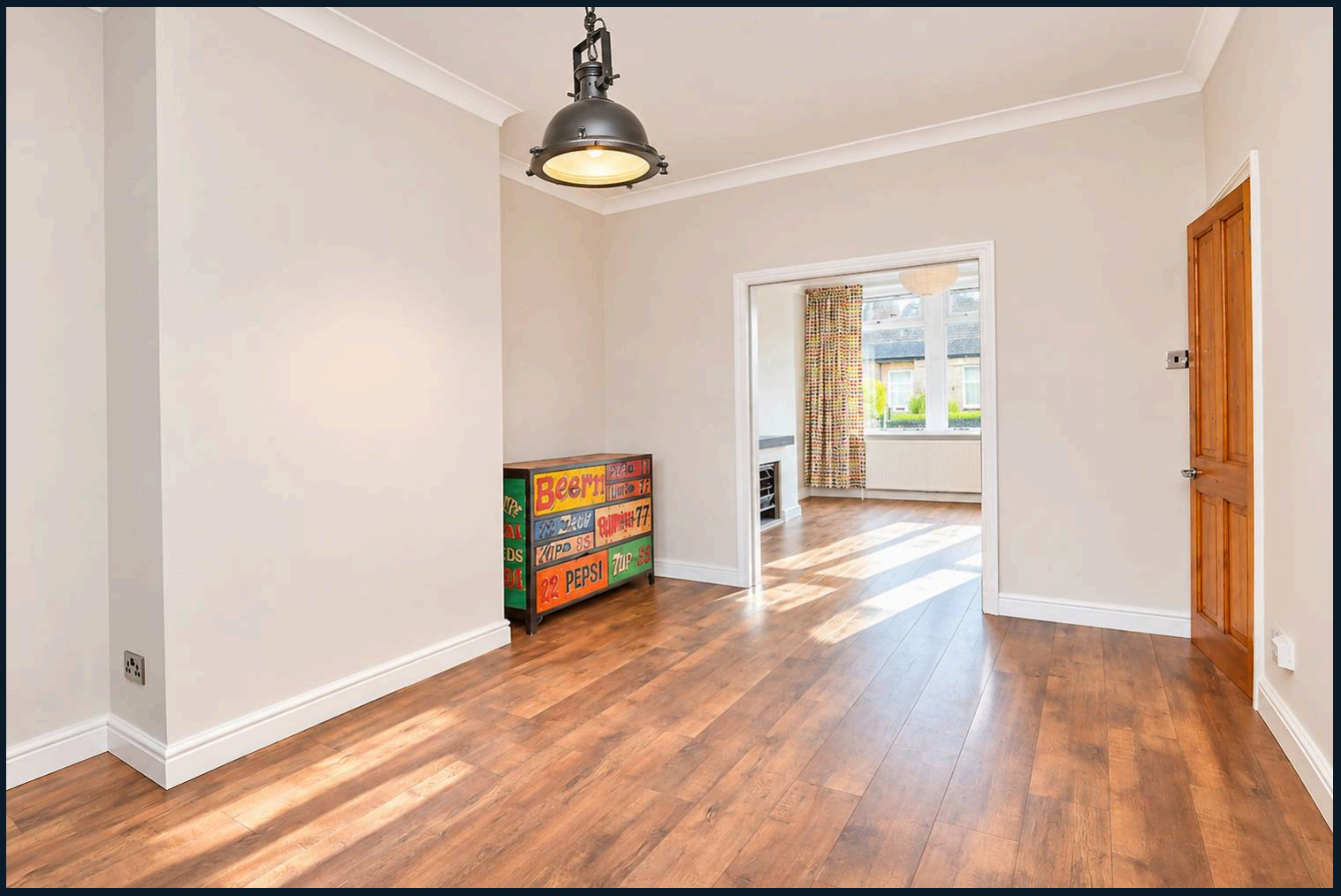
9 Cecil Street, Harrogate

£249,950 Guide Price

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An attractive and well-presented three-bedroom stone-built mid-terrace home, offering spacious accommodation and an enclosed courtyard garden. Conveniently located close to local amenities and within easy reach of Harrogate town centre, the property is offered for sale with no onward chain.

Upstairs, three bedrooms are served by a contemporary house bathroom, appointed with a bath and shower over, a wash basin set within a vanity unit and a WC.

To the front, a gated pathway leads to the entrance, behind a low stone wall. The enclosed paved courtyard to the rear offers a private, low-maintenance setting for outdoor seating.

Cecil Street is a quiet residential location, well placed for local amenities and just a short distance from Harrogate town centre.

Council Tax band: B

Tenure: Freehold

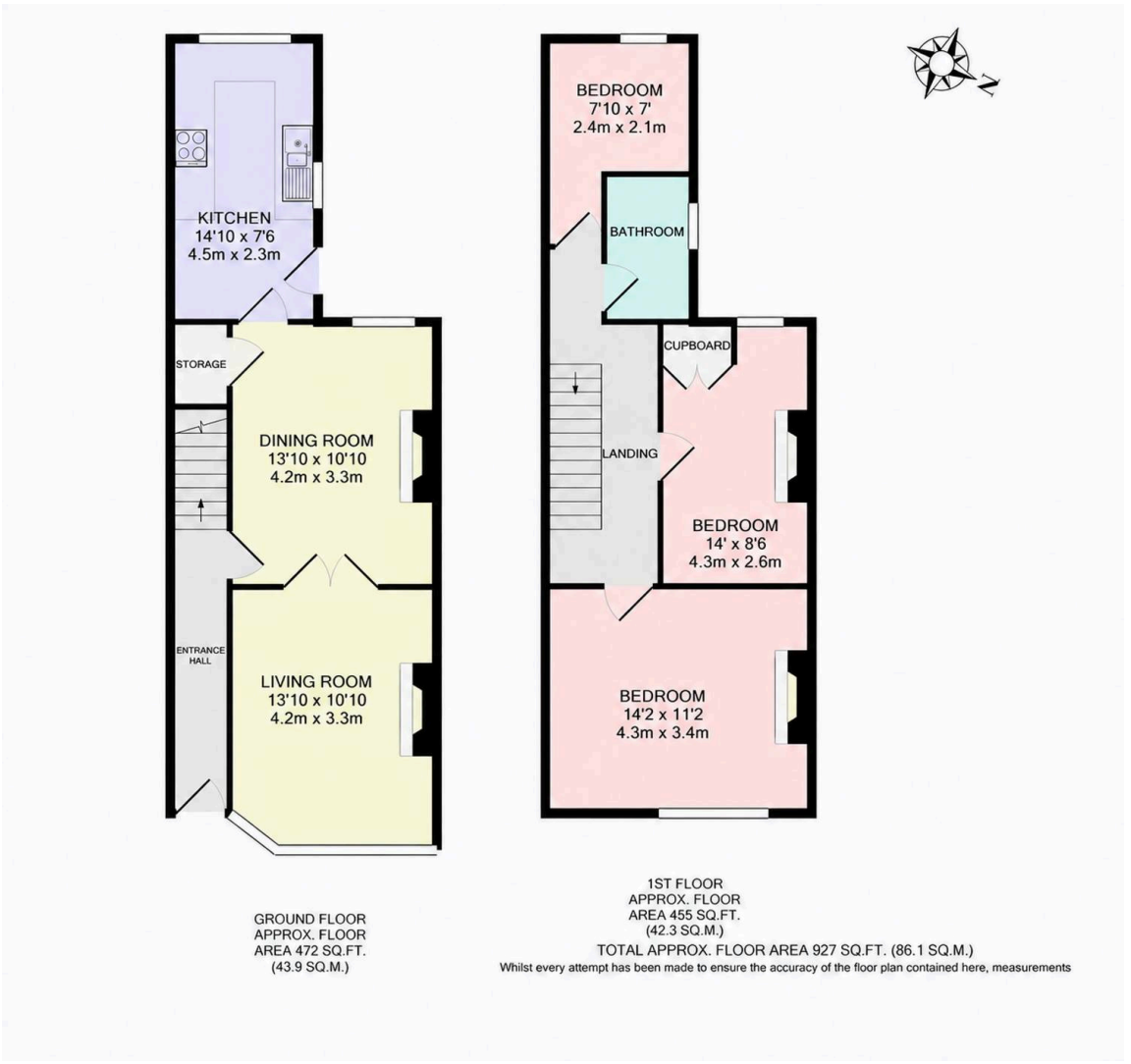
EPC Energy Efficiency Rating: D



The entrance hall leads to a bay-fronted sitting room with fitted shelving, which opens through to the dining room with useful understairs storage. The modern kitchen is fitted with a range of units, generous work surfaces and appliances, including a range cooker.







GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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