



9 St Magnus Court, Cold Bath Road, Harrogate, HG2 0HN

£470,000

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A well-presented three-bedroom mews house in a sought-after location just off Cold Bath Road, with conservatory, garage and attractive individual gardens to the front.

This deceptively spacious three-bedroom mews house is located in a quiet and attractive private location just off Harrogate's highly desirable Cold Bath Road, well placed for local shops, bars, restaurants, the Valley Gardens and town centre. Set around a central green with an ornamental pond, the location provides a peaceful setting, and the property has the added benefit of a private rear garden and a single garage.

The house offers spacious and flexible accommodation including a large dining kitchen, generous lounge, conservatory, three bedrooms, two bathrooms and ground floor-cloakroom, as well as gas central heating and double glazing. Offered with no onward chain.





GROUND FLOOR ENTRANCE HALL

Double-glazed entrance door, central heating radiator and staircase to first floor.

LOUNGE

A spacious reception room with double-glazed window to front, marble-effect fireplace with electric fire, coving to ceiling, television point and central heating radiator. Double-glazed French doors lead into the conservatory.

CONSERVATORY

Double-glazed windows to rear and side with patio door leading out to the garden. Tiled flooring, power and lighting.

DINING KITCHEN

A well-fitted kitchen with a range of wall and base units, work surfaces, single drainer sink, built-in electric oven and gas hob with extractor hood above. Integrated appliances include fridge/freezer and dishwasher. Space for washing machine. Wood flooring, part tiled walls, inset spotlights, coving to ceiling, double-glazed window to rear and central heating radiator.

INNER HALLWAY

CLOAKROOM

Fitted with WC and pedestal washbasin.

FIRST FLOOR

LANDING

Double-glazed window to side, access to roof space, airing cupboard housing hot-water tank and built-in laundry cupboard.

MASTER BEDROOM

A spacious double bedroom with double-glazed window to front, coving to ceiling, inset spotlights and central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising step-in shower cubicle, WC and pedestal wash basin. Tiled flooring and walls, inset spotlights, extractor fan and chrome heated towel rail.

BEDROOM 2

Double-glazed window to front, built-in cupboard, coving to ceiling and central heating radiator.

BEDROOM 3

Double-glazed window to rear, coving to ceiling and central heating radiator.

FAMILY BATHROOM

White suite comprising panelled bath with shower above, WC and pedestal washbasin. Part-tiled walls, laminate wood flooring, inset spotlights and double-glazed window to rear.

GARDEN

There is a private, enclosed courtyard-style garden with mature shrubs, paved sitting area and gated rear access. The back garden also backs onto a quiet private path leading to the Green and Cold Bath Road. The attractive lawned garden to the front also forms part of the property. Single garage in a suite of garages provides useful parking or storage.

Tenure - Freehold **Council Tax Band** - E





Total Area: 104.9 m² ... 1129 ft²
All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	84
(81-91)	B	59
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/81/EC

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