



27 Cavendish Street, Harrogate, North Yorkshire, HG1 4NT

£269,950

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A well-presented three-bedroom stone-built mid-terrace home, situated in a popular and convenient location well served by excellent local amenities, just a short distance from Harrogate town centre and on the edge of beautiful open countryside.

This attractive property offers generous and well-balanced accommodation arranged over two floors, combining character features with modern fittings. With two reception rooms, a stylish kitchen and an enclosed courtyard garden, the property is ideally suited to a range of buyers seeking a home close to both town and countryside.





GROUND FLOOR

The ground-floor accommodation comprises a welcoming reception hall leading to the living areas. There is a bright sitting room with bay window and ornamental fireplace, together with a separate dining room providing additional reception space. The modern kitchen is fitted with a range of wall and base units with worktops, a range cooker, free-standing fridge / freezer and integrated dishwasher.

FIRST FLOOR

There are three bedrooms on the first floor, including the main bedroom which is of particularly generous proportions. The modern bathroom features a white suite comprising WC, washbasin and bath with shower above. The room is fully tiled and includes a heated towel rail.

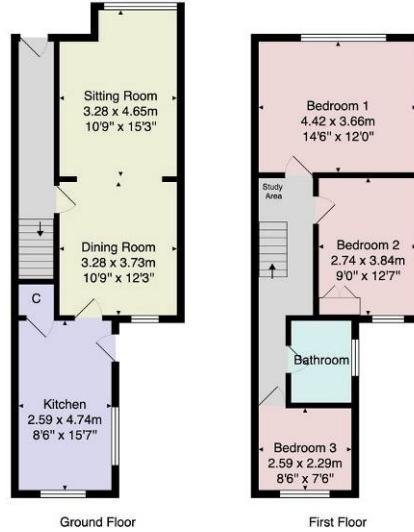
OUTSIDE

To the front of the property there is a forecourt garden. To the rear there is an enclosed courtyard garden providing an excellent outdoor sitting and entertaining space, together with a useful timber garden shed.

Tenure - Freehold

Council Tax Band - B





Total Area: 95.0 m² ... 1023 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.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
(82-100)	A		87
(69-80)	B		
(55-68)	C		
(35-54)	D	66	
(21-34)	E		
(1-20)	F		
(-)	G		

Low energy efficient - lower running costs
EU Directive 2002/91/EC
England & Wales
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