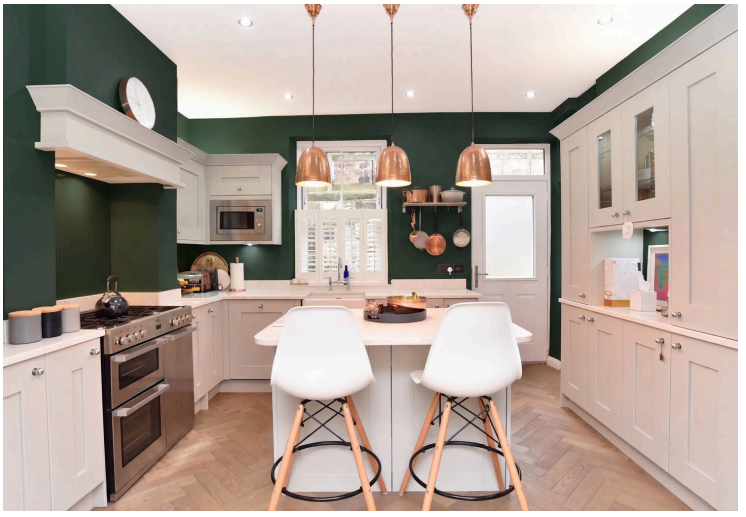






31 Cold Bath Place, Harrogate

£400,000 Offers Over

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A beautifully presented three-bedroom, two-bathroom townhouse, finished to a high standard and ideally positioned just off fashionable and highly desirable Cold Bath Road.

The south-facing courtyard provides a private setting for outdoor dining and relaxation.

The property is conveniently situated just off fashionable Cold Bath Road, known for its independent shops, cafés, bars and restaurants. Valley Gardens and the open green spaces of the Stray are close by, while Harrogate town centre offers an excellent range of further shopping, leisure and cultural amenities. The area is also well served by a choice of highly regarded schools.

Council Tax band: C

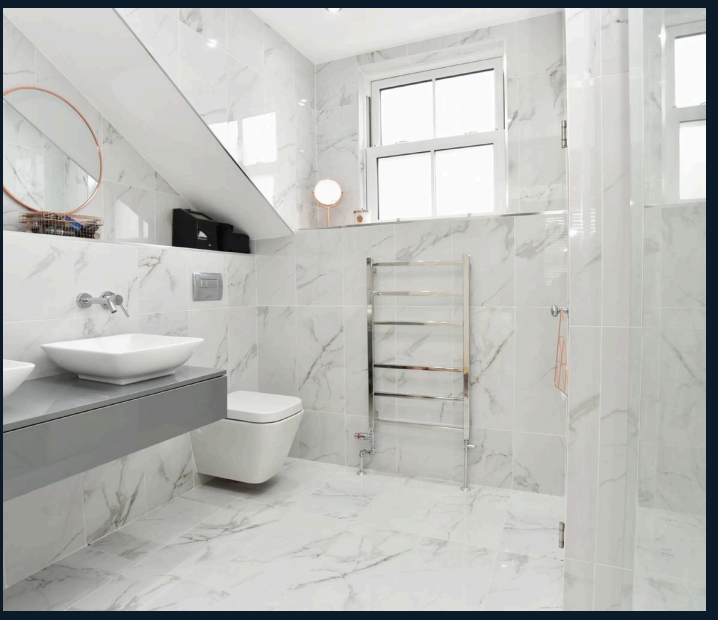
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



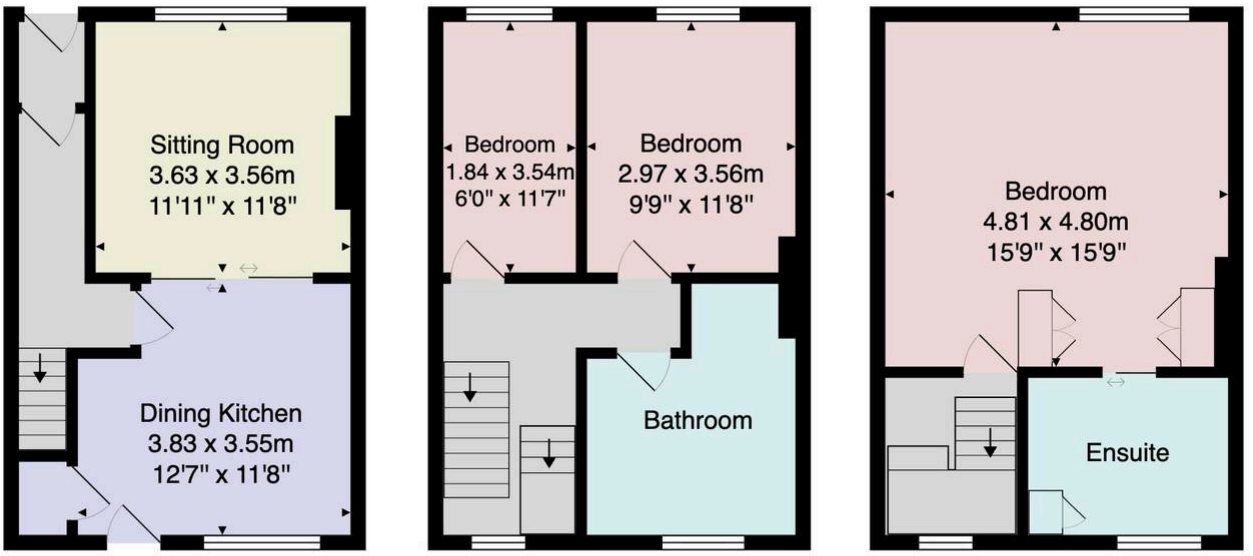
The ground floor opens into an entrance hall, which leads through to a welcoming living room featuring a wood-burning stove, fitted cupboards and shelving, and wooden shutters to the front-facing window. When open, the sliding doors connect the living room with the modern kitchen, creating a spacious, sociable living space. The kitchen is fitted with a breakfast bar and a range of integrated appliances, with wooden shutters framing the rear-facing window and a door opening directly onto the courtyard garden. Underfloor heating runs throughout the ground floor.



On the first floor are two bedrooms and a generously appointed house bathroom, complete with a freestanding bath, a large walk-in shower and twin wash basins. Tiled finishes, a heated towel rail and underfloor heating add to the considered specification.

The principal bedroom occupies the second floor, offering a peaceful retreat with a cast-iron fireplace, fitted wardrobes, a dressing table and access to the loft. An en-suite shower room completes the accommodation.





Ground Floor First Floor Second Floor

Total Area: 106.7 m² ... 1149 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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