



## 24 Cromwell Road, Harrogate

£259,950 Guide Price



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An attractive end-terrace period property offering spacious two-bedroom accommodation, positioned in this well-established residential location with delightful views over the park to the front and within easy reach of excellent local amenities on Leeds Road and Hornbeam Park railway station. Beautifully presented throughout, this charming home retains a wealth of original features and enjoys a pleasant position just off Leeds Road.

Council Tax band: B

Tenure: Freehold

EPC: D



The accommodation briefly comprises: entrance porch leading into a cosy sitting room featuring original floorboards, a character fireplace and tall sash windows providing excellent natural light. To the rear is a superb second reception room, ideal as a family or dining room, boasting exposed timber beams, exposed brickwork and a wood-burning stove set within an attractive brick fireplace. Double doors lead through to the kitchen, creating an excellent flow for everyday living and entertaining.

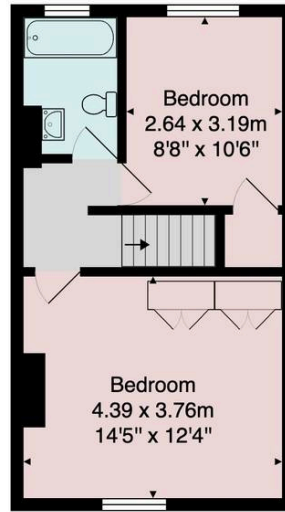
The kitchen is both characterful and practical, featuring exposed beams, a skylight providing excellent natural light, and a range of fitted wall and base units with complementary work surfaces. Integrated appliances include an electric oven, gas hob, washing machine and fridge freezer, along with a stainless-steel sink unit and tiled splashbacks. A rear access door leads out to the courtyard.

To the first floor, the main bedroom is a generous double room with a full wall of bespoke fitted wardrobes and a window to the front enjoying pleasant views over the park. There is a further well-proportioned bedroom featuring a useful low-level fitted storage cupboard, ideal for guest use, a home office or nursery. The accommodation is completed by a stylish house bathroom fitted with a white three-piece suite and shower over the bath.





Ground Floor



First Floor

Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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