



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the Prince of Wales roundabout proceed along West Park at the side of the Stray Parkland turning left down Montpellier Hill. At the roundabout turn left into Cold Bath Road then take the sixth left turn into Heywood Road where the property can be found on the right hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

#MyFamilyValues



10 Heywood Road, Harrogate

£325,000

MYRINGS

Harrogate's Leading Family Estate Agent



BEST

ESTATE AGENT GUIDE
2018 : TOP 100

SALES & LETTINGS

10 Heywood Road, Harrogate, North Yorkshire, HG2 0LU

 1  3  2

This detached property located in a highly desirable position within moments walk of Harrogate's town centre and excellent Schools including Harrogate Grammar, offers flexible accommodation along with planning consent to extend, driveway parking and South facing garden.

Fronted by a forecourt garden behind a hedged boundary, the house opens via a side entrance to the entrance hall. To the front elevation are two bay fronted reception rooms including a spacious living room and a formal dining room which could alternatively be used as a third bedroom. To the rear elevation the modern fitted kitchen with integrated appliances has bi-folding doors that open out to the South facing garden with astro turf for easy maintenance, decked patio area and newly fenced boundary. Leading off the kitchen is a useful walk in storage cupboard and a guest w/c

with shower cubicle. To the first floor there is a stylish house bathroom with over bath shower, impressive main bedroom with feature vaulted ceiling and a single bedroom. To the left side of the house there is a tandem driveway large enough for at least two vehicles.

Located just off the flourishing Cold Bath Road, the property is within Harrogate's town centre and only moments walk from both the 200 acre Stray Parkland and Valley Gardens. Excellent local shopping is within yards and the nearby town centre offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minutes by foot



Main Roads
A1M 8 miles



Train
Harrogate 0.4 miles



Airport
Leeds Bradford 12.4 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Freehold