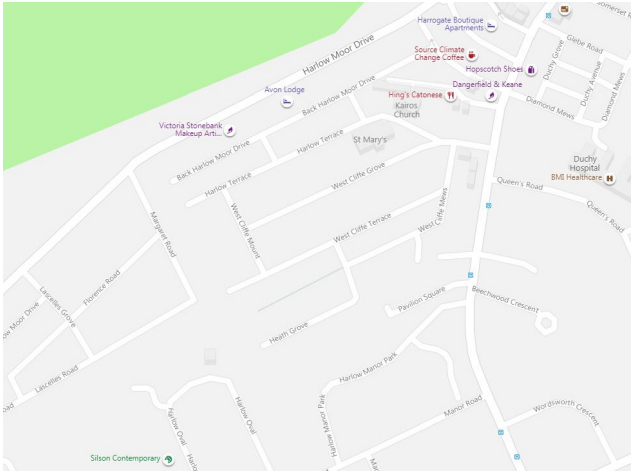
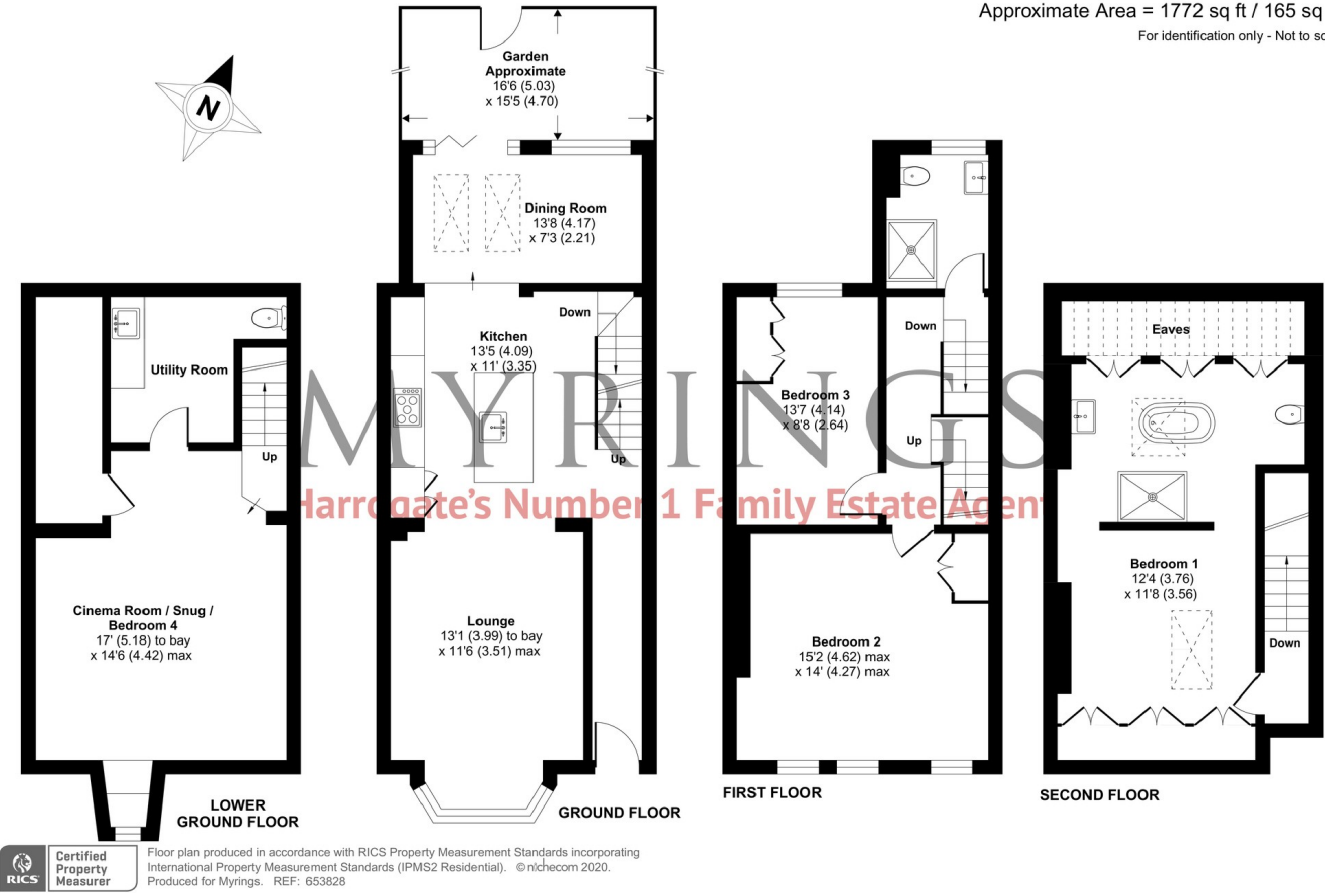


Harlow Terrace, Harrogate, HG2

Approximate Area = 1772 sq ft / 165 sq m
For identification only - Not to scale



Viewing arrangements

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

Directions

Proceed up Cold Bath Road turning right into West Cliffe Grove.
Follow the round round to the right into Harlow Terrace where
there property can be found on the right hand side.

48 Harlow Terrace, Harrogate

£550,000

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

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This amazing three/four bedroom period terrace located in a highly desirable location just off of Cold Bath Road presents gorgeous, newly renovated accommodation over four floors finished to exacting standards featuring a fully-tanked lower ground level ideal as a family area or fourth bedroom if required.

Fronted by a smart flagged patio seating area, the house opens via a hall into a stunning open plan living room and kitchen which has been extended at the rear and opens via bi-folding doors out to the extremely private and enclosed rear garden. To the front elevation there is a lovely bay fronted lounge which leads to the high quality bespoke fitted kitchen complete with a range of units, integrated appliances, granite worktops and a central breakfast island. The dining area with velux windows is large enough to accommodate a family sized table. Leading down to the lower ground floor is a fantastic full height family room which could comfortably used as a fourth bedroom if required. Adjoining there is a useful utility room, w/c and large storage cupboard.

Ascending to the first floor, a split level landing firstly branches off on to a rather stylish shower

room and then on to two very well proportioned, naturally light double bedrooms both with fitted wardrobes.

A staircase leads up to the superb principal bedroom suite which benefits from a bank of wardrobes and a luxury en-suite bathroom with a free standing bathtub and a large walk-in shower enclosure.

The house has the additional advantage of street parking to the rear as well as the front.

Harlow Terrace is a most convenient location close to Harrogate's town centre and only minutes walk from both the 200 acre Stray Parkland and Valley Gardens. Excellent local shopping is within a short walk on the Cold Bath Road, and the nearby town centre offers many attractions such as boutique shopping and an excellent range of fine restaurants and bars. The town is also renowned for it's reputable schooling. Western Primary and Harrogate Grammar to name just two are again within a short walk. 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
1 minute walk



Main Roads
A1M 7.8 miles



Train
Harrogate 0.8 miles



Airport
Leeds/Bradford 11.9 miles

Fixtures & fittings
Fixtures and fittings are to be negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band D

Tenure
Freehold