



14 Cavendish Street

Harrogate

£169,950



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

A completely re-furnished three bedroom middle-stone terraced house with good-sized accommodation and an enclosed rear courtyard garden.

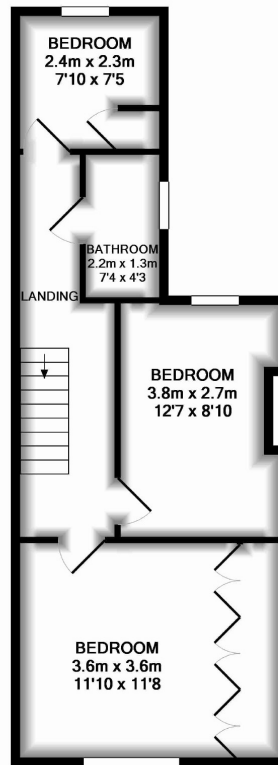
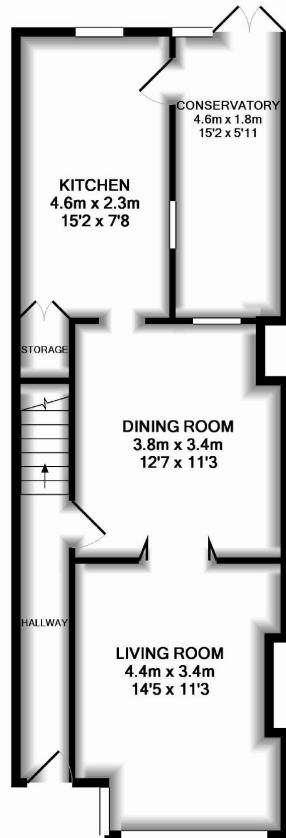
Having the advantage of UPVC double-glazing and gas fired central heating the property comprises in brief reception hall, sitting room with living flame gas fire doors opening to the dining room with modern wall mounted fire. Modern fitted breakfast kitchen with tiled floors black tiled and useful understairs storage cupboard. Rear entrance porch and utility room. First floor landing, bedroom one with modern fitted black high gloss wardrobes, double bedroom two, bedroom three with cupboard and tiled house bathroom with shower. Front forecourt garden, secure rear courtyard with a timber fenced boundary and access gate. On street parking to both the front and rear of the property.

Located off King Edwards Drive which offers a wide variety of shops and general amenities. Nidd Gorge renown for it's walks and great scenery is nearby. Richard Taylor CE Primary & Bilton Primary schools are located nearby together with a regular bus network into the town centre.

Kings Road, near to now Harrogate's nationally renown Conference Centre is within a short walk. A convenient parade of shops, delis and boutiques are situated over the road for daily shopping.

The train and bus stations are in the the town centre for the daily commuting travelling into Leeds, York and the connection to London Kings Cross.





GROUND FLOOR
 APPROX. FLOOR
 AREA 53.6 SQ.M.
 (577 SQ.FT.)

FIRST FLOOR
 APPROX. FLOOR
 AREA 42.7 SQ.M.
 (459 SQ.FT.)

TOTAL APPROX. FLOOR AREA 96.3 SQ.M. (1036 SQ.FT.)

Floor plan for identification purposes only. Not to scale.
 Made with Metropix ©2012



DIRECTIONS

Proceed down the Skipton Road turning right into King Edwards Drive. Then take a right into Cavendish Street where the property can be found on the right hand side.

TENURE

Freehold

FIXTURE & FITTINGS

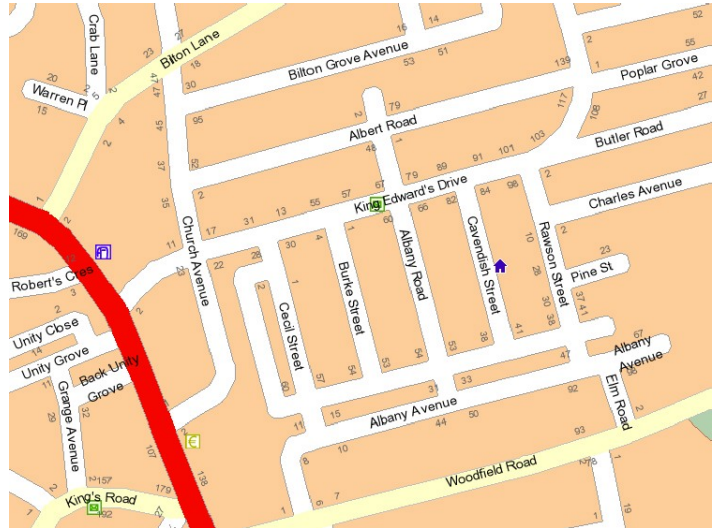
Carpets, curtains, blinds and light fittings can be negotiated separately.

SERVICES

All mains services are connected.

RATING AUTHORITY

Harrogate Borough Council (C)

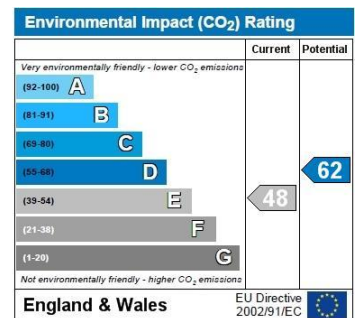
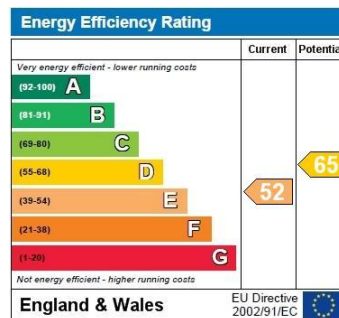


INDEPENDENT MORTGAGE ADVICE

To help save you time and money Myrings Estate Agents is an introducer to Peace of Mind Financial Solutions Limited, which is an appointed representative of Personal Touch Financial Services Limited, who will be able to search the whole of the market for you, authorised and regulated by the Financial Services Authority. Our mortgage Adviser Dominic Robertshaw can be contacted on: 01423 566400.

INDEPENDENT SURVEY ADVICE

It is of course essential to have the property professionally surveyed. We are pleased to recommend Connells Survey & Valuation so that once you have agreed to purchase a property you can receive first class advice on its condition. To take advantage of this service please contact the office on 01423 566400 to make an appointment with Steven Whiteley MRICS Surveyor.



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