



20 COLD BATH ROAD
Harrogate

Carter Jonas

20 COLD BATH ROAD, HARROGATE, HG2 0NA

Town Centre - 5 minute walk
Leeds - 16 miles
York - 22 miles
A1(M) - 10 miles

Dining hall · Sitting room · Breakfast kitchen
Cloakroom · Landing · Four well proportioned
bedrooms · House bathroom · Stone terrace to the
front with handmade iron railings and gate · Private
courtyard garden to the rear · West facing sun terrace
Large garage · Parking for two cars · Handcrafted
hardwood gates · Comprehensively renovated and
restored · Beautifully presented throughout · Envious
position in a thriving residential neighbourhood

20 Cold Bath Road is situated in a prime location with a wide array of local amenities available along Cold Bath Road and close to the fashionable Montpellier Quarter, home to a variety of exclusive shops, pavement cafés, bars and award winning restaurants. The property is also within a short walk of The Stray, Valley Gardens, a range of Ofsted rated outstanding schools including Harrogate Grammar and Western Primary. For the commuter, there is easy access to the business centres of Leeds, Bradford and York, the A1(M) is within 10 miles to the east and Leeds/Bradford Airport 13 miles to the south west. In addition, frequent rail services operate from the nearby station to Leeds and York.

Believed to date back to 1765, the property is a charming semi detached Georgian cottage which has been subject to a comprehensive 2 year programme of renovation and restoration by the current owners and now offers extremely comfortable and well appointed accommodation of great quality and style – the property really needs to be seen internally to be fully appreciated.

AN ATTRACTIVE DOUBLE FRONTED GEORGIAN PROPERTY PROVIDING BEAUTIFULLY APPOINTED ACCOMMODATION OF SIGNIFICANT STYLE AND QUALITY, OCCUPYING A FANTASTIC POSITION WITH A WIDE ARRAY OF AMENITIES LITERALLY ON THE DOORSTEP AND WITHIN A SHORT WALK OF THE TOWN CENTRE.



The accommodation is arranged over two floors and includes four double bedrooms, house bathroom with separate Burlington bath and shower, two well proportioned reception rooms, a modern open plan breakfast kitchen with handmade wooden units together with French windows to the rear terrace and a cloakroom.

Outside, to the front of the property is a York stone terrace accommodating ornamental buxus trees set behind a low stone wall with bespoke iron railings and a central pedestrian gate. A beautiful climbing Madame Alfred Carrier rose adorns the front elevation, whilst well established pleached hornbeam hedging provides a luscious backdrop to a west facing courtyard garden with a York stone terrace, path and steps, parking for two cars and a large garage, secured

behind double handcrafted hardwood gates.

ADDITIONAL INFORMATION

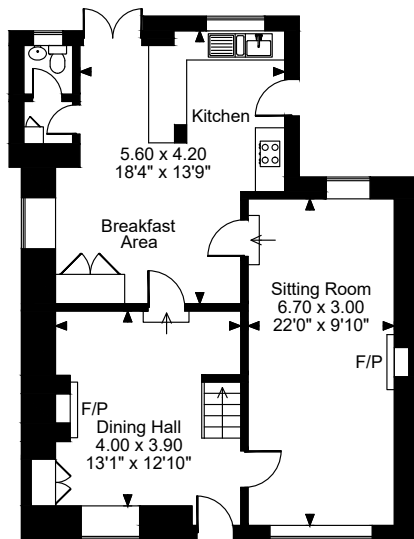
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services: We are advised that all mains services are installed. Central heating is provided by a gas fired boiler.

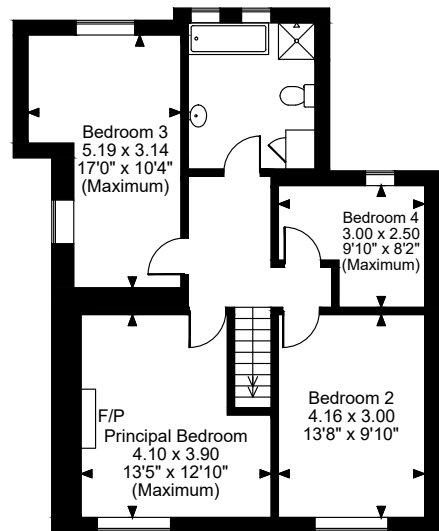
Viewings: Strictly by appointment through the selling agents Carter Jonas - 01423 523423.



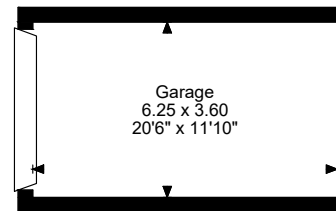
20 Cold Bath Road, Harrogate
 Approximate Gross Internal Area
 Main House = 1,384 sq ft / 129 sq m
 Garage = 242 sq ft / 23 sq m
 Total = 1,626 sq ft / 151 sq m



Ground Floor

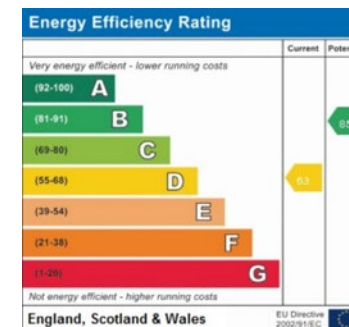


First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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