

Treesdale Road, Harrogate, North Yorkshire, HG2 0LX

- Located on the sought-after Treesdale Road, just off Cold Bath Road
- Four reception rooms for versatile use
- Dedicated cinema room
- Separate playroom
- Short walk to local cafés, shops, parks, and other amenities
- Five spacious bedrooms
- Three modern bathrooms
- Stunning open-plan kitchen, diner, and lounge
- Private rear courtyard with EV charger for off road parking
- Council Tax Band D

Guide Price £700,000



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Description

Located on Treesdale Road, this delightful terraced house offers a perfect blend of modern living and traditional comfort. With five spacious bedrooms, this property is ideal for families or those seeking ample space for guests, bedroom one also boasts a walk in wardrobe. The layout includes four well-appointed reception rooms, providing versatility for entertaining or relaxation. There is also an EV charger and space for off road parking

The heart of the home is the open plan kitchen, diner, and lounge, which creates a warm and inviting atmosphere for family gatherings and social occasions. This contemporary space is designed for both functionality and style, making it a joy to cook and dine in. Additionally, the property boasts a cinema and playroom, perfect for movie nights or children's activities, ensuring that there is something for everyone.

With three bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The private rear courtyard offers a tranquil outdoor space, ideal for enjoying a morning coffee or hosting summer barbecues.

Conveniently located just off Cold Bath Road, residents will benefit from easy access to local amenities, including shops, cafes, and parks, making this an enviable location for both relaxation and recreation. This property is a rare find in Harrogate, combining spacious living with a prime location, making it a must-see for prospective buyers.



EPC

Energy rating C

This property produces 5.3 tonnes of CO2

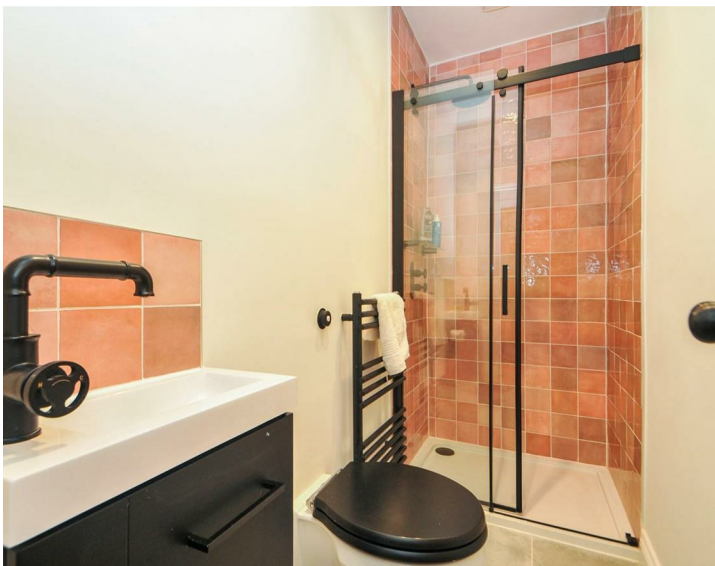
Material Information - Harrogate

Tenure Type: Freehold

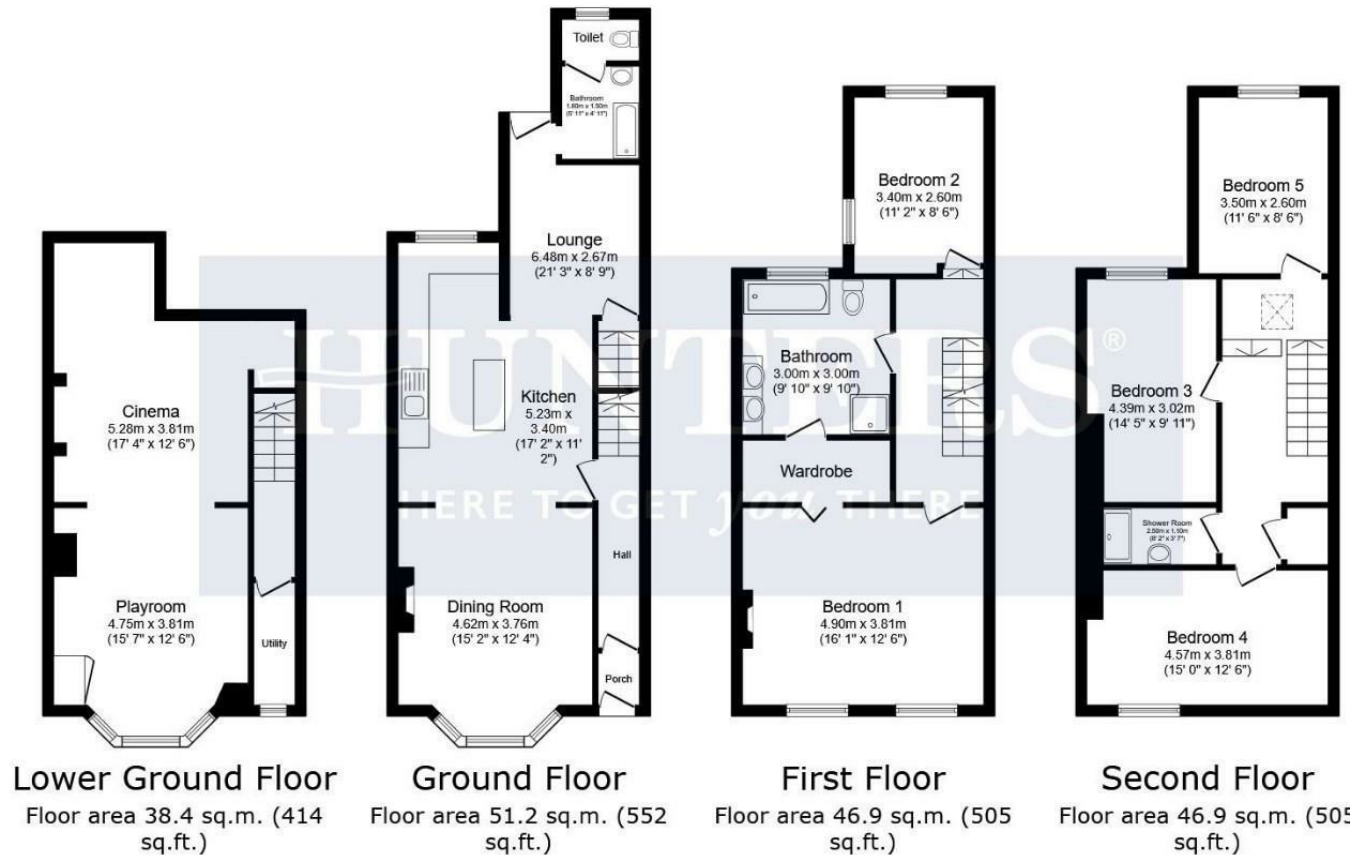
Council Tax Banding: D



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Total floor area: 196.2 sq.m. (2,112 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

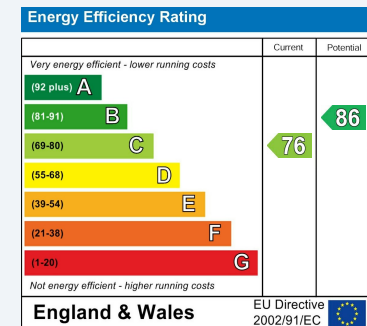
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

