



## Cornwall Road, Harrogate HG1 2PP

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £500,000 \* BIDDING CLOSSES 17TH FEBRUARY AT 3PM \* FEES APPLY \*

A rare opportunity to purchase this amazing period four bedroom detached family home, arranged over three floors and in need of modernisation. The property is situated in a highly sought after location on the desirable Duchy estate, overlooking the famous Valley Gardens.

With gas fired central heating and with a wealth of charm and character, the accommodation comprises: Entrance hallway, lounge with leaded bay window and open fire, dining hall with open fire and feature staircase with leaded glazed door, guest WC, rear entrance lobby with door opening to the rear garden and provides access to the kitchen. To the first floor is a landing with seating area, three bedrooms, house bathroom with four piece suite and separate WC. To the second floor is a further bedroom with vaulted ceiling and large walk in storage

cupboard.

To the outside, there is an attractive lawn garden to the front with mature bushes and hedging and a driveway accessed through double gates provides ample off road parking leading to an attached garage. To the rear is an enclosed garden laid mainly to lawn with fruit trees, seating area and walled and fenced perimeters.



**Guide Price £500,000**



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## DESCRIPTION

### Entrance Hall

Accessed via wooden entrance door, leaded glazed window to side elevation, radiator, tiled floor, doors to lounge and door to:

### Dining Hall

16'0" x 16'0"

Leaded glazed windows to side elevation, radiator, open fire, internal stain glass window. Door to:

### Lounge

20'4" x 19'10"

Glazed bay window to front elevation, radiator, laminate surround floor, open fire with grate, inset shelving.

### WC

Colour suite comprising low level WC and pedestal wash hand basin, storage cupboard, glazed window to side elevation.

### Inner Lobby

Glazed window to rear elevation, door to:

### Kitchen

14'0" x 9'0"

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit, inset gas hob with extractor hood over and electric oven under, space for under counter fridge, plumbing and space for washing machine, cupboard housing cylinder, glazed window to rear elevation, door to:

### Garage

17'5" x 7'11"

UP and over door, power laid on for additional appliances, glazed wooden door to rear garden.

### First Floor Landing

Access via glazed wooden door, radiator, glazed window to rear elevation, doors to:

### Bedroom One

19'11" x 16'2"

Glazed bay window to front elevation, radiator, fitted cupboard.

### Bedroom Two

12'7" x 10'6"

Glazed window to side elevation, radiator, fire place.

### Bedroom Four

10'0" x 6'3"

Glazed window to rear elevation, radiator.

### Bathroom

White suite comprising panel bath, low level WC, bidet, pedestal wash hand basin, corner shower cubicle with electric shower, heated towel rail, glazed windows to side and rear elevations.

### WC

Low level WC, glazed window to side elevation.

### Second Floor Landing

Glazed window to side elevation, doors to:

### Storage Cupboard

Large walk-in storage cupboard.

### Bedroom Three

17'8" x 9'1"

UPVC double glazed window to side elevation, glazed window to rear elevation.

### Outside

To the front of the property is an attractive lawn garden with mature hedging and topiary bushes, mature flower beds A driveway provides ample off street parking. To the rear of property is a small lawn area with fruit trees, shed and hedging to perimeters.

### EPC

Environmental impact as this property produces 17.0 tonnes of CO2.

### Material Information

Tenure Type; Freehold

Council Tax Banding; F

EPC: F

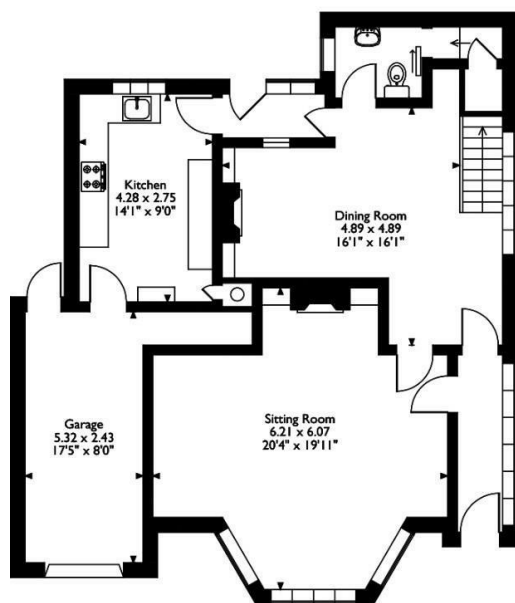




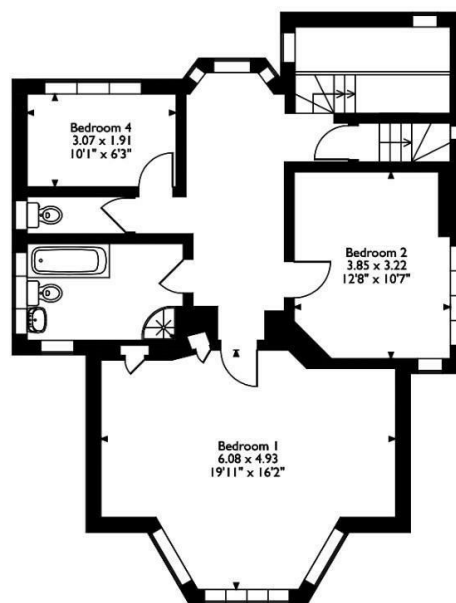




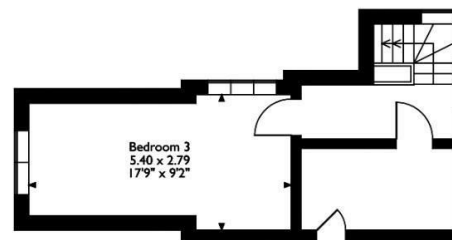
30 Cornwall Road, Harrogate, North Yorkshire  
Approximate Gross Internal Area  
193 Sq M/2077 Sq Ft



Ground Floor



First Floor

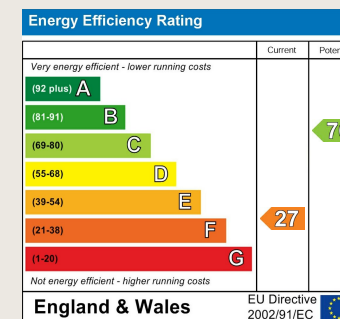


Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.

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