



1 WELLINGTON SQUARE, HARROGATE, HG2 0NN

Town Centre - 5 minute walk

Leeds - 16 miles

York - 22 miles

A1(M) - 10 miles

Hall · Utility cupboard · Pantry · Fully fitted kitchen
Adjoining dining room · First floor sitting room
Bedroom two · Cloakroom · Second floor principal
bedroom with a walk in wardrobe · House bathroom
Delightful flagged courtyard garden · Off street parking
space · Comprehensively and professionally renovated
and restored · Beautifully presented throughout
Enviably positioned in a thriving residential area

1 Wellington Square is situated in a quiet and little known backwater position, just off Cold Bath Road, in a prime location with a wide selection of facilities available within a short walk, as well as being close to the fashionable Montpellier Quarter, home to a variety of exclusive shops, pavement cafes, bars and award winning restaurants. The property is also within a short walk of The Stray and Valley Gardens. 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.

A CHARMING THREE STOREY END OF TERRACE VICTORIAN COTTAGE PROVIDING WELL APPOINTED ACCOMMODATION OF STYLE AND QUALITY, WITH A DELIGHTFUL COURTYARD GARDEN AND OFF STREET PARKING, IN A QUIET BACKWATER POSITION JUST OFF COLD BATH ROAD, WITH A WIDE ARRAY OF AMENITIES LITERALLY ON THE DOORSTEP AND WITHIN A SHORT WALK OF THE TOWN CENTRE.

Believed to date back to 1848, the property is a charming three storey Victorian cottage which has been the subject of a comprehensive programme of renovation and restoration by the current owner, an Interior Designer by profession. It now offers stylishly appointed accommodation of significant quality, character and appeal - this house really needs to be seen to be fully appreciated. Articles featuring the property have recently appeared in several lifestyle magazines.

The accommodation is arranged over three floors and includes, on the ground floor, a fully fitted kitchen with adjoining dining room with a door leading to the garden. There is also a pantry and utility cupboard. On the first floor is a landing, off which lies the lovely sitting room which enjoys views over the garden. Double doors, with steps, lead to the garden. Also on the first floor is a bedroom and a cloakroom. Stairs from the landing lead up to the second floor where there is the principal bedroom which has a walk in wardrobe and an adjoining bathroom.





Outside, the property has a delightful flagged courtyard garden to the front, planted up with a variety of shrubs and plants together with interspersed seating areas. Beyond the garden, down a short flight of steps, is a parking space, providing useful off street parking.

ADDITIONAL INFORMATION

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

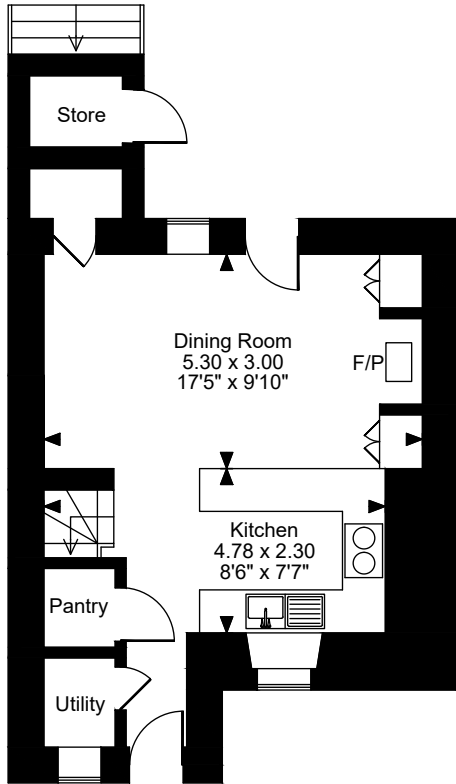
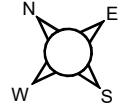
Services: We are advised that all mains services are installed. Gas fired central heating is installed throughout.

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

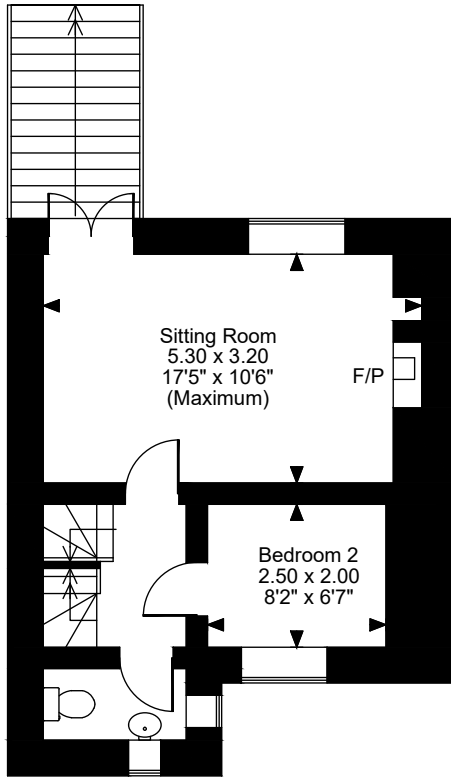


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

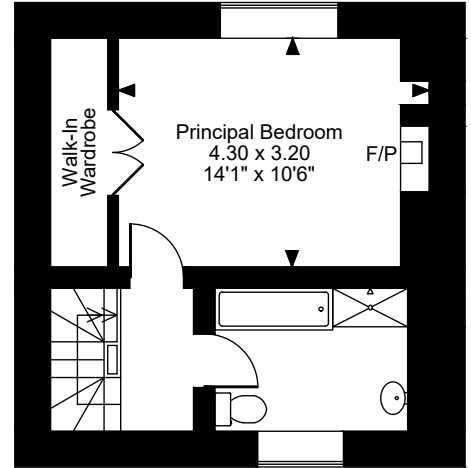
1 Wellington Square, Harrogate
Approximate Gross Internal Area
976 sq ft / 91 sq m



Ground Floor



First Floor



Second 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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