



2 BELFORD PLACE, HARROGATE, HG1 1HX

Modernised Georgian townhouse · Sitting room
Breakfast kitchen · Seperate dining area with bi-folding
doors · Combined cloakroom/utility · Three double
bedrooms all with en suites · Private parking for several
vehicles · Front garden · South facing walled courtyard
garden · Excellent condition throughout · Peaceful
central location · Attractive terrace · No onward chain

2 Belford Place is an impressive Georgian town house
which has been meticulously modernised to create a
beautiful modern home whilst retaining a wealth of
attractive period features throughout and is located in this
quiet side street, in the heart of Harrogate town centre.

The accommodation briefly comprises an entrance porch,
hall with solid Oak wooden floors, cloakroom/utility
with space for washing machine, spacious sitting room
with feature fireplace and wooden floors, contemporary
breakfast kitchen with granite work surfaces, breakfast bar
and range oven and extending through to a dining area
with useful utility cupboard and bi-folding doors leading
out to the garden.

The first floor landing leads to an impressive, wide principal
bedroom overlooking the front garden and the beautiful
Willow tree, contemporary en suite shower room, guest
bedroom behind with en suite bathroom.

The second floor houses the third bedroom suite with dual
aspect, large desk area, ample built in storage with feature
beams and another contemporary en suite shower room.

**A RARE OPPORTUNITY TO ACQUIRE A FABULOUS GEORGIAN STONE
BUILT TOWN HOUSE, HAVING BEEN SYMPATHETICALLY REFURBISHED
TO A HIGH STANDARD THROUGHOUT, OFFERING SPACIOUS
ACCOMMODATION OVER THREE FLOORS WITH A BEAUTIFUL SUN TRAP
SOUTH FACING WALLED REAR COURTYARD AND AMPLE OFF STREET
PARKING, LOCATED IN THE VERY HEART OF HARROGATE TOWN CENTRE.**



Outside, the front of the property is approached via iron gates providing secure off street parking for several vehicles and has lawned gardens and a magnificent weeping Willow tree.

The rear walled courtyard garden which faces south, provides a peaceful sunny space ideal for entertaining with Yorkshire stone flags, bespoke built storage shed, oak planters and oak gates leading to the rear access.

ADDITIONAL INFORMATION

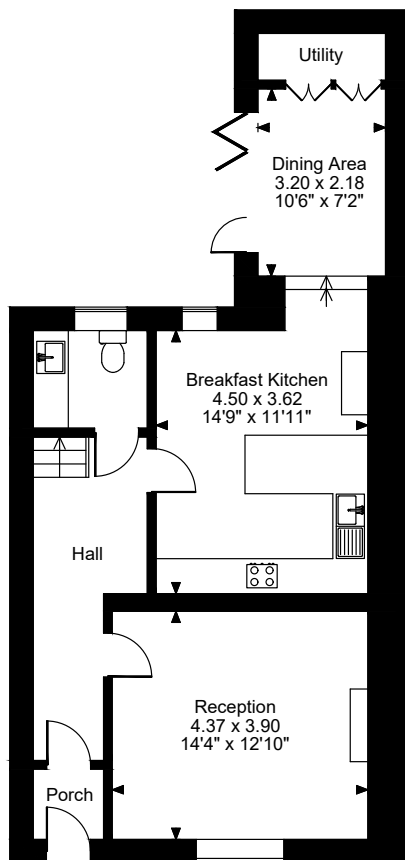
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services: All mains services connected.

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

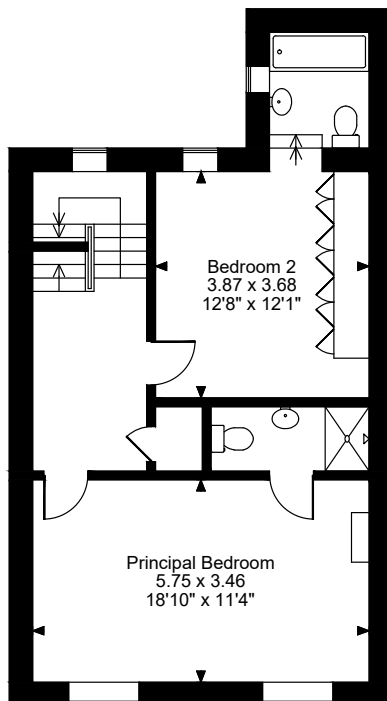
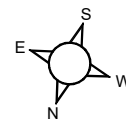
Directions - HG1 1HX: Proceed down West Park from the main Prince of Wales roundabout, turning right into Tower Street. Continue ahead bearing left, where Belford Place can be found on the right hand side.



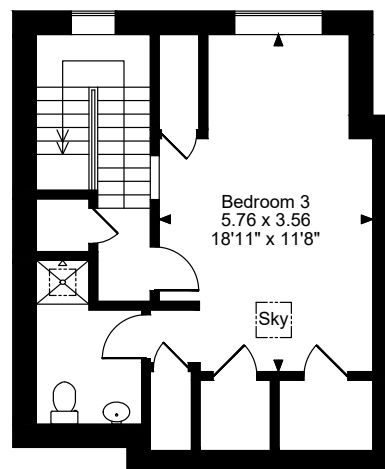


Ground Floor

2 Belford Place, Harrogate
Approximate Gross Internal Area
1,640 sq ft / 152 sq m



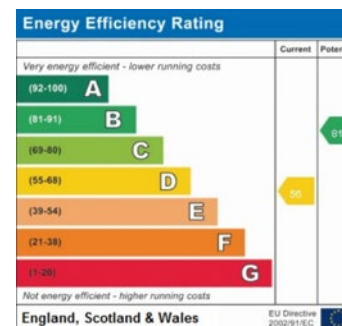
First Floor



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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