



# Flat 4, 1 Wordsworth Crescent, Harrogate

Harrogate

Guide Price £450,000



# MYRINGS



## Flat 4

1 Wordsworth Crescent, Harrogate

A beautifully presented and newly refurbished 3 bedroom modern lower ground-floor duplex apartment forming part of a period building, with the advantage of it's own private entrance, offering extensive parking for up to five vehicles, private patios, seating areas and storage options, conveniently located on the thriving Cold Bath Road within a short stroll of town. Council Tax band: B

Tenure: Share of Freehold

- BEAUTIFULLY PRESENTED AND NEWLY REFURBISHED DUPLEX APARTMENT
- EXTENSIVE PARKING FOR UP TO FIVE VEHICLES
- THREE GENEROUS DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- LOCATED ON THE THRIVING COLD BATH ROAD
- PRIVATE ENTRANCE
- PRIVATE SEATING AREAS IDEAL FOR ENTERTAINING

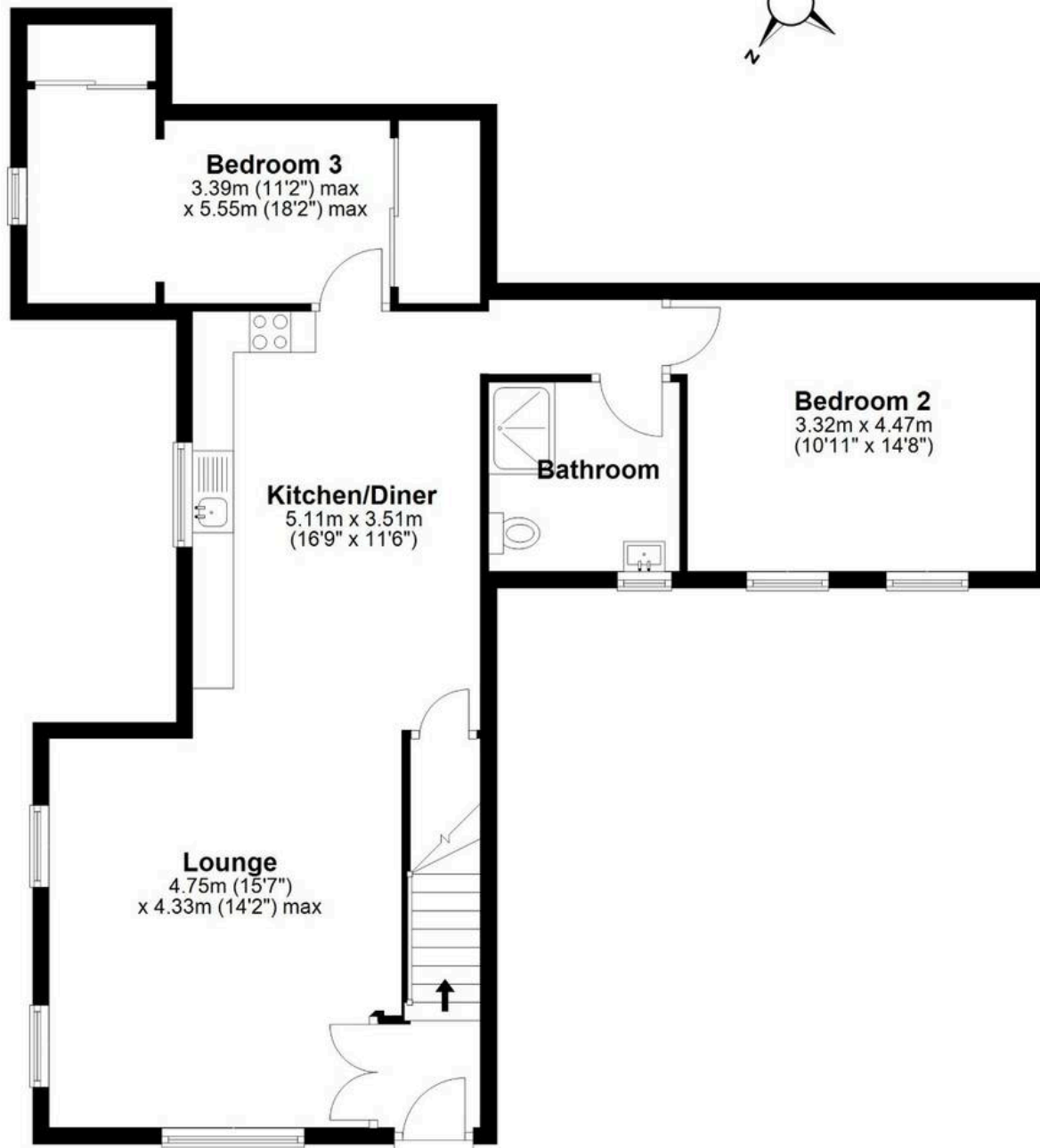


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## Ground Floor

Approx. 78.9 sq. metres (848.9 sq. feet)



**Bedroom 3**  
3.39m (11'2") max  
x 5.55m (18'2") max

**Kitchen/Diner**  
5.11m x 3.51m  
(16'9" x 11'6")

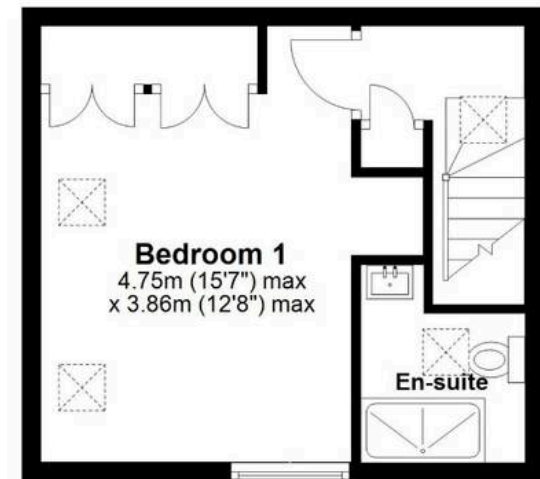
**Bathroom**

**Bedroom 2**  
3.32m x 4.47m  
(10'11" x 14'8")

**Lounge**  
4.75m (15'7")  
x 4.33m (14'2") max

## First Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



**Bedroom 1**  
4.75m (15'7") max  
x 3.86m (12'8") max

**En-suite**

Total area: approx. 104.0 sq. metres (1119.7 sq. feet)

All measurements are approximate and display purposes only.  
Plan produced using PlanUp.





## Myrings Estate Agents

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