



COLD BATH ROAD  
**£665,000**



**ANDREW HILL**

## 12 COLD BATH ROAD

Harrogate, HG2 0NA

An elegant Georgian town house providing five stories of highly flexible accommodation.

The property was renovated in 2005 and would readily provide 5 bedrooms, 3 bathrooms and 3/4 receptions rooms. There is a small enclosed garden at the rear.

The property is located along the very fashionable Cold Bath Road which adjoins the Montpelier Quarter, regarded as one of the finest places to live, being so close to the Stray and all of Harrogate's restaurants & café bars.

Handsome Georgian properties of this size and stature are such a rarity within this predominantly Victorian spa town and this one represents an exciting opportunity to create a lovely home.



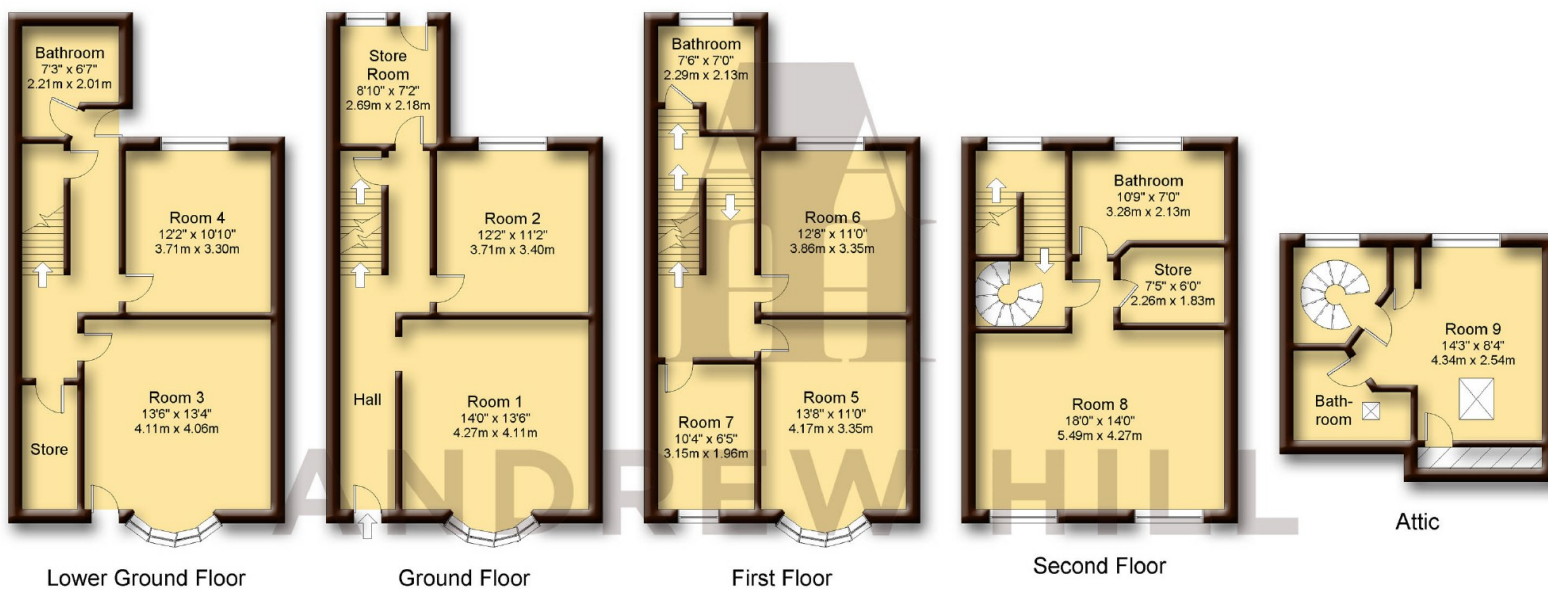




- Georgian Town House
- 5 Floors Of Accommodation
- Ideal Family House

- Renovated in 2005
- Potential For 5 Bedrooms
- Rear Garden

- Great Location
- Fantastic Potential
- Gas Central Heating



Not to Scale. Copyright © Apex Plans.

## Services

Mains services connected.

Gas central heating.

Grade II listed.

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