



VERITY
FREARSON

11 LASCELLES ROAD, HARROGATE, HG2 0LA

£875,000

11 LASCELLES ROAD,

Harrogate, HG2 0LA

A stunning four / five-bedroomed detached house which has been extended to provide spacious accommodation including an impressive open-plan living kitchen, plus an additional fifth bedroom on the ground floor, which could be used for a study or playroom.

This excellent property provides flexible accommodation with the advantage of uPVC double glazing and gas-fired central heating. A particular feature is the beautifully designed south-facing rear garden, which is fully enclosed and provides a private outdoor entertaining space with various sittings areas which have been thoughtfully positioned to catch the sun at various times of the day.

Lascelles Road is a quiet street in this popular south Harrogate location, just a few minutes' walk from the Valley Gardens and within easy walking distance of excellent local amenities, including the shops of Cold Bath Road, Harrogate Grammar School, Western Primary School and Harrogate town centre. Offered for sale with no onward chain.



Sitting Room · Dining Room · Dining Kitchen · Snug · Utility Room · Cloakroom

4 Bedrooms · Bedroom 5 / Study · 2 En-Suites · House Bathroom · Shower Room

Ample Parking · Single Garage · South-Facing Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

With window to front and built-in cupboards.

DINING ROOM

Window to front and fireplace with inset living-flame gas fire.

LIVING ROOM

Window to front. Fireplace with inset living-flame gas fire.

BEDROOM 5 / STUDY

A further room which could be used for a number of different purposes including a playroom, study or bedroom. Glazed doors lead to the rear garden. Wood-effect flooring.

SHOWER ROOM

White suite comprising wall-hung WC, semi-pedestal washbasin and shower. Chrome heated towel rail. Fully tiled shower and floor.

OPEN-PLAN LIVING KITCHEN

Fitted with a stunning range of wall and base units, Corian sandstone work surfaces, breakfast bar and inset stainless-steel sink unit. Integrated dishwasher and range-style cooker with extractor hood above. Space for an American-style fridge / freezer. Opening to -

CONSERVATORY

Having windows to three sides and patio doors leading to the rear garden.

SNUG

A further sitting area.

FIRST FLOOR GALLERIED LANDING

BEDROOM 1

A double bedroom with window to front. Extensive range of fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern white suite comprising wall-hung WC, washbasin and walk-in shower. Chrome heated towel rail. Fully tiled to walls and floor.

BEDROOM 2

A double bedroom with window to front. Range of fitted wardrobes.

EN-SUITE SHOWER ROOM

White suite comprising wall-hung WC, pedestal washbasin and shower. Fully tiled to walls and floor. Chrome heated towel rail.

BEDROOM 3

A double bedroom with window to rear and fitted shutters.

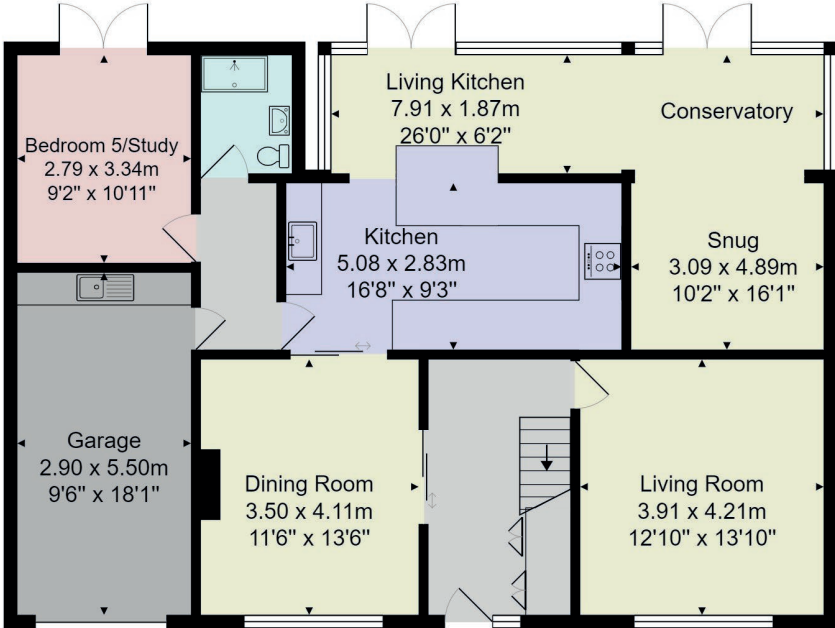
BEDROOM 4

A further bedroom with window to rear.

HOUSE BATHROOM

Modern suite in white comprising shower, Whirlpool bath with shower attachment. wall-hung WC and semi-pedestal washbasin. Tiled walls and floor, chrome heated towel rail. Access to fully boarded loft space. Window to rear with shutters.

FLOOR PLAN

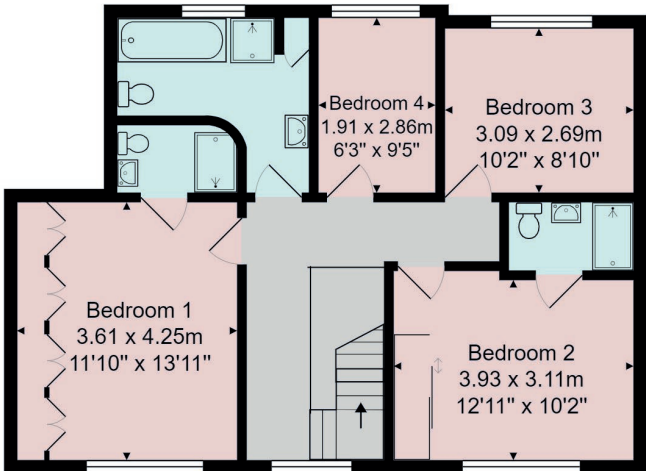


Ground Floor

Total Area: 183.2 m² ... 1972 ft²

All measurements are approximate and for display purposes only.

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First Floor

Outside

Block-paved in-and-out driveway to front provides off-road parking and leads to the integral garage with electrically operated up-and-over door. Utility area with work surface and inset stainless-steel sink and drainer, plumbing for washing machine and tumble dryer.

To the rear of the property, there is an attractive enclosed, private garden with lawn, planted borders and water feature. A paved area leading from the garden enjoys the morning sun, while a further paved sitting area has been cleverly positioned to benefit from the evening sunshine.

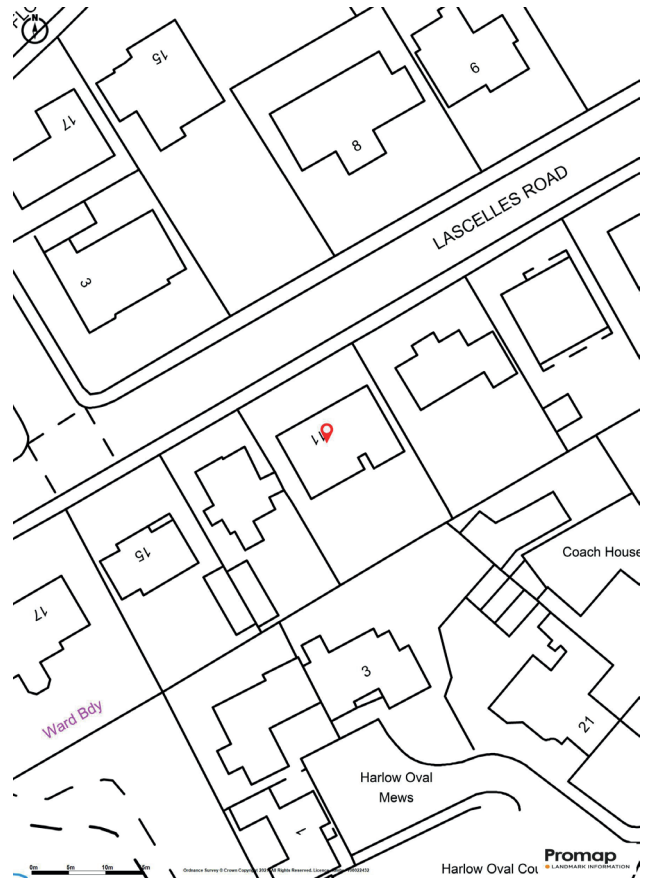
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
61	76
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not environmentally friendly - higher CO ₂ emissions	
67	76
EU Directive 2002/91/EC	

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