



VERITY  
FREARSON

146 WETHERBY ROAD, HARROGATE, HG2 7AB

£600,000

# 146 WETHERBY ROAD,

*Harrogate, HG2 7AB*

**A fantastic opportunity to purchase a deceptively spacious five-bedroomed property offering generous and flexible accommodation over two levels, together with a good-sized and attractive rear garden with an open aspect to the rear over the adjoining Yorkshire Showground.**

This excellent property is appointed to a very high standard and comprises a large reception hall which leads to the sitting room and a stunning open-plan living kitchen at the rear of the property which has a garden room overlooking the garden. There are two bedrooms on the ground floor, including the main bedroom which has an en-suite shower room, a downstairs bathroom and utility room. On the first floor there are three further good-sized bedrooms, two of which are en-suite. A driveway to the front of the property provides ample off-road parking, and to the rear there is a very good sized and attractive lawn garden with open rear aspect.

The property is situated in this most convenient location close to a range of excellent local amenities, schooling and has easy access to the southern bypass and motorways beyond.



Sitting Room · Garden Room · Dining Kitchen · Utility Room

5 Bedrooms · 2 En-Suites · House Bathroom

Ample Off-Road Parking · Extensive Lawned Gardens







## ACCOMMODATION

### GROUND FLOOR

Glazed front door leads to -

### ENTRANCE VESTIBULE

Leads to -

### SPACIOUS RECEPTION HALL

Tiled flooring and fitted storage cupboard.

### SITTING ROOM

A spacious reception room with bay window to front and further windows to side.

### DINING KITCHEN

A stunning open-plan kitchen and dining area with windows and glazed doors overlooking the garden. The kitchen comprises a range of quality wall and base units with granite worktop and breakfast bar. There is a five-ring gas hob together with oven, steamer oven and microwave. Integrated dishwasher, fridge and freezer. Open plan to -

### GARDEN ROOM

Providing a further large sitting area with vaulted ceiling and windows and glazed doors overlooking the garden.

### BEDROOM 1

A good-sized double bedroom with free-standing wardrobes and window to front.

### EN-SUITE SHOWER ROOM

Modern white suite with WC, double washbasins and a large walk-in shower. Window to front.

### BEDROOM 5

A further good-sized bedroom or office. Window to rear and fitted wardrobes.

### BATHROOM

A white modern suite with WC, washbasin and bath with shower above. Window to side.

### UTILITY ROOM

With fitted worktops and units below. Sink and plumbing for washing machine and space for other appliances.

### FIRST FLOOR

#### BEDROOM 2

A double bedroom with window to rear and fitted cupboard.

#### BEDROOM 3

A further good-sized bedroom with window to rear and fitted storage.

#### EN-SUITE WC

With WC and washbasin.

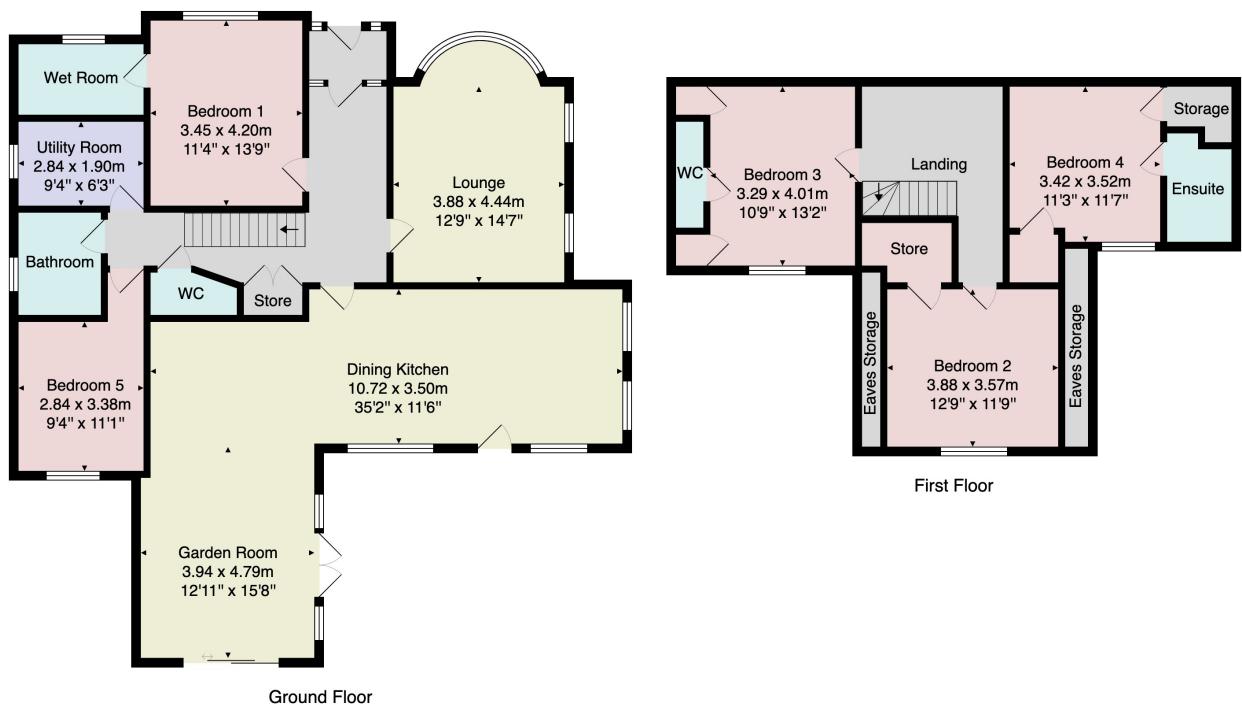
#### BEDROOM 4

A further bedroom with fitted cupboards.

#### EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

# FLOOR PLAN



Total Area: 205.2 m<sup>2</sup> ... 2209 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Outside

A block-paved drive to the front of the property provides ample off-road parking. To the rear there is a large and attractive lawn and garden with extensive paved sitting areas and well-stocked borders. Useful timber garden shed. The property enjoys an open aspect over the adjoining Yorkshire Showground.

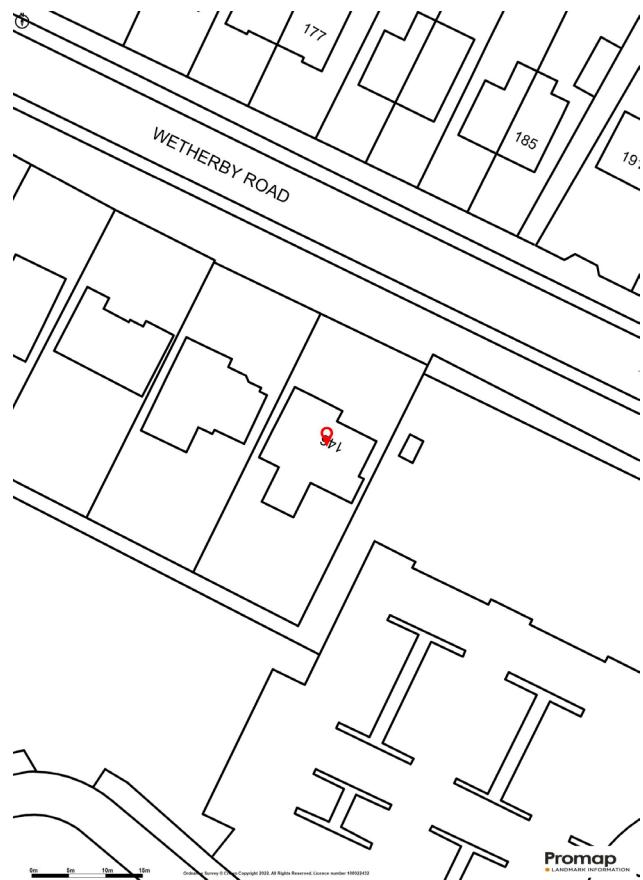
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



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			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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