



VERITY
FREARSON

THE PINES, 63 CORNWALL ROAD, HARROGATE, HG1 2NB

GUIDE PRICE £1,250,000

THE PINES, 63 CORNWALL ROAD,

Harrogate, HG1 2NB

An elegant Edwardian six-bedroom semi-detached period family home that combines the character and charm of a bygone era with stylish modern conveniences, a superb layout that easily facilitates contemporary living. Standing in large mature gardens overlooking the Pinewoods. The ever popular Montpellier Quarter, town centre and Valley Gardens.....a short stroll away.

An entrance porch leads to the large reception hallway where there is an attractive staircase leading to the upper floors. On the ground floor there are two good-sized reception rooms, together with a large dining kitchen and two downstairs cloakrooms. Upstairs, there are six large bedrooms together with two bathrooms and an en-suite shower room. On the lower ground floor there is a utility room and additional useful accommodation currently used as storage but with huge potential to be developed to provide additional living accommodation.



Reception Hall · Sitting Room · Dining Kitchen · Dining Room · 2 Cloakrooms · Utility Room

6 Bedrooms · 3 x Bathroom

Off-Road Parking · 2 x Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A stunning hallway, which could potentially be used as a dining hall, with an attractive tiled fireplace and bay window to side. An impressive staircase leads to the first floor.

DINING KITCHEN

A stunning open-plan kitchen with dining area and windows to side. The kitchen comprises a range of stylish wall and base units with quartz worktop, gas hob and double oven and integrated dishwasher. Large pantry.

CLOAKROOM

With WC and basin. Windows to side and rear.

SITTING ROOM

A large reception room with a wood-burning stove and attractive fireplace. Glazed doors overlook the garden.

DINING ROOM

A further reception room with attractive fireplace with woodburning affect gas stove and bay window to front and further window to side.

CLOAKROOM

A further cloakroom with WC and washbasin.

LOWER GROUND FLOOR

UTILITY ROOM

A large utility with fitted units, worktop and sink. Fitted washing machine and tumble dryer. Window to side.

STORE ROOMS

There are two large rooms on this floor with excellent head height providing useful storage space with huge potential to be used as additional living accommodation if required.

FIRST FLOOR

BEDROOM 1

A double bedroom with windows to rear overlooking the garden.

EN-SUITE SHOWER ROOM

With washbasin, large walk-in shower and heated towel rail.

BEDROOM 2

A large double bedroom with bay window to front.

BEDROOM 3

A double bedroom with windows to rear and fitted wardrobes.

BEDROOM 4

A further double bedroom with bay window to side and window to front. Fitted wardrobes.

BATHROOM

A white suite roll top freestanding bath and vanity unit with quartz top. Window to side.

SEPARATE WC

SECOND FLOOR

BEDROOM 5

A double bedroom with windows to rear overlooking the garden. Walk-in wardrobe.

BEDROOM 6

A further bedroom with windows to side.

BATHROOM

A white suite with WC, washbasin and free-standing bath. Window to side.

FLOOR PLAN



Total Area: 404.3 m² ... 4351 ft²

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

The property occupies a particularly generous plot with attractive lawned gardens to the rear with well-stocked borders, patio sitting areas and the benefit of a gate providing direct access to the Valley Gardens. A driveway provides ample off-road parking and leads to two garages.

Location

This superb property is situated in a most convenient location next to the Valley Gardens and is just a short walk from Harrogate town centre.

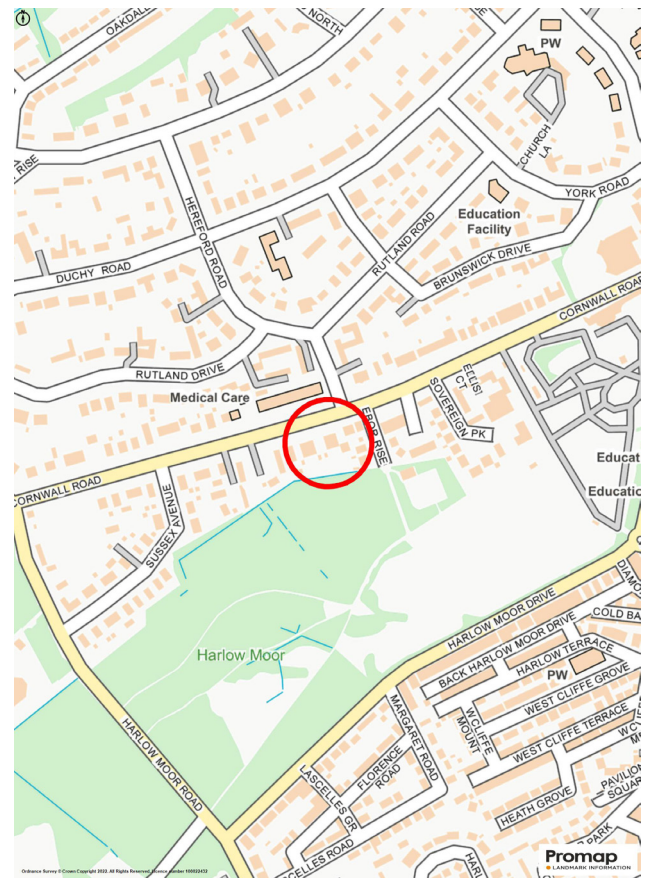
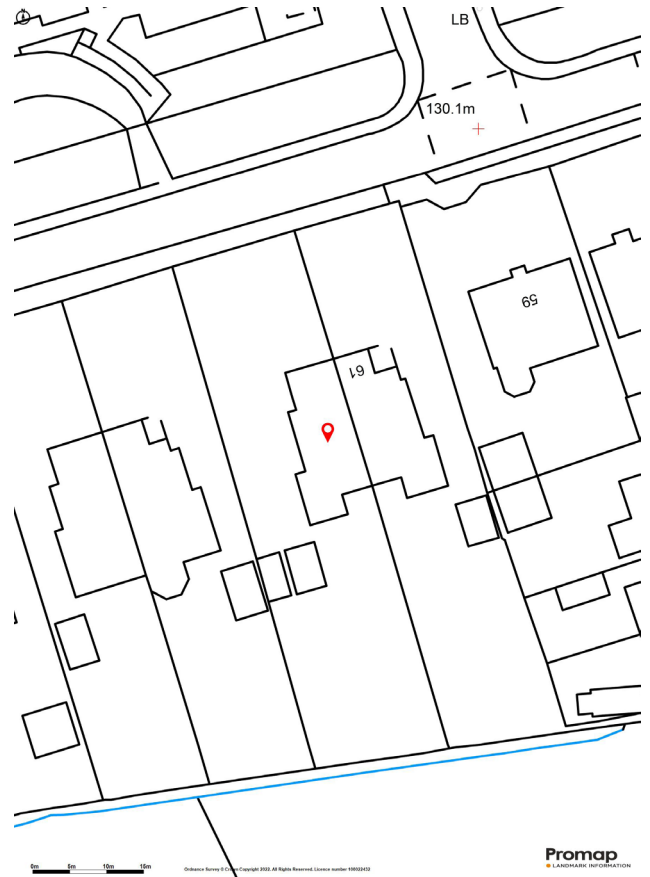
Services

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			
		58	76
England & Wales		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			
		63	76
England & Wales		EU Directive 2002/91/EC	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk