



VERITY  
FREARSON

5 CHELMSFORD ROAD, HARROGATE, HG1 5NA

GUIDE PRICE £700,000



## 5 CHELMSFORD ROAD,

*Harrogate, HG1 5NA*

**An extremely spacious semi-detached house extending to approximately 2,300 square feet. This superb property enjoys generously proportioned room sizes providing well-appointed accommodation over three floors, with the rare benefit of a lawned rear garden and detached garage.**

An entrance vestibule leads to a spacious hall which in turn leads to the sitting room, kitchen and dining room. There is also a utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, including a master bedroom with en-suite and walk-in wardrobe, plus a house bathroom and additional shower room.

The property is situated in an individual position on a quiet residential street, yet is within just five minutes' walk from the heart of Harrogate town centre and its associated amenities, including the railway station with links to Leeds, York and London.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room And Walk-in Wardrobe · House Bathroom · Shower Room

Off-Road Parking · Single Garage · Lawned Garden To Rear









## ACCOMMODATION

### GROUND FLOOR ENTRANCE VESTIBULE

#### RECEPTION HALL

A spacious hallway with window to side. Central heating radiator and under-stairs cupboard.

#### CLOAKROOM

White suite comprising WC and pedestal washbasin. Window, tiling to walls and floor and central heating radiator.

#### LIVING ROOM

Bay window to front and central heating radiator. Attractive fireplace with inset living-flame gas fire.

#### DINING ROOM

Bay window to rear and glazed door leading to the garden and central heating radiator. Wood-burning stove. Double doors lead to –

#### KITCHEN

With range of modern wall and base units, granite work surfaces, island and feature breakfast bar. Point for electric

range-style cooker with extractor hood above. Integrated dishwasher and two integrated under-counter fridges. Tiled floor, window to side and central heating radiator. Pantry provides further storage area, with space for a freezer. Exterior door to side.

#### UTILITY ROOM

With window. Plumbing for washing machine and tiled floor.

### FIRST FLOOR LANDING

Central heating radiator.

#### BEDROOM 1

A double bedroom with window to front and central heating radiator.

#### WALK-IN WARDROBE

With fitted wardrobes and window to front and central heating radiator.

#### EN-SUITE SHOWER ROOM

White suite comprising low-flush WC, two washbasins set within vanity unit, and walk-in shower. Tiling to walls. Chrome heated towel rail.

#### BEDROOM 2

A double bedroom with window to rear and central heating radiator. Built-in wardrobe.

#### BEDROOM 4

A further bedroom with window to side and central heating radiator. Ornamental cast-iron fireplace. Central heating radiator.

#### HOUSE BATHROOM

Modern suite in white comprising low-flush WC, two washbasins set within vanity unit, bath and walk-in shower. Windows to side and rear. Chrome heated towel rail. Fully tiled.

### SECOND FLOOR BEDROOM 3

A double bedroom with windows to front and rear. Built-in wardrobes and eaves storage space.

#### SHOWER ROOM

White suite comprising low-flush WC, pedestal washbasin and walk-in shower. Chrome heated towel rail. Skylight window to rear.

# FLOOR PLAN



Total Area: 214.5 m<sup>2</sup> ... 2308 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



**Outside**

Driveway providing off-street parking leads to a detached single garage. Lawned garden to rear having a southwesterly aspect with well-stocked borders.

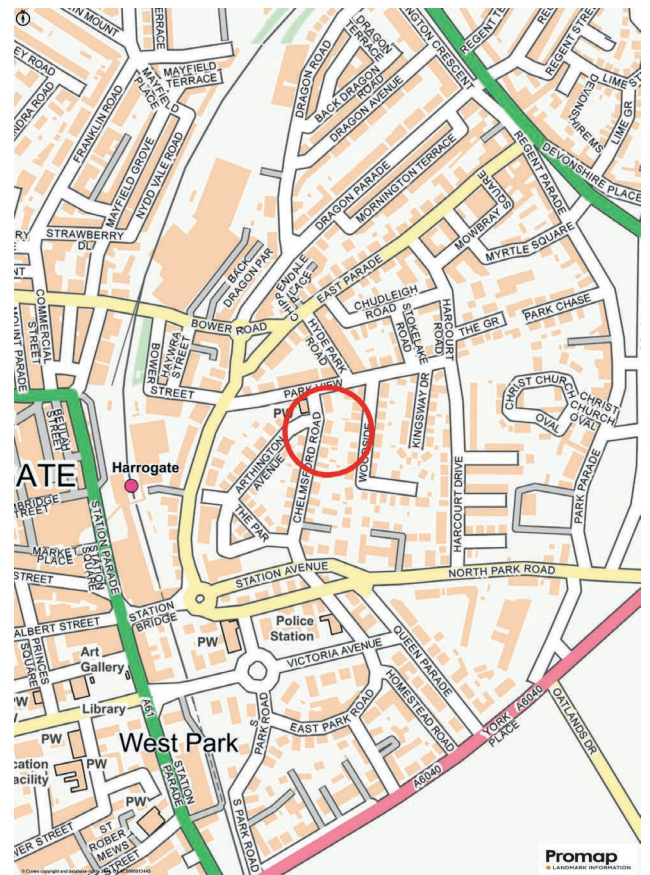
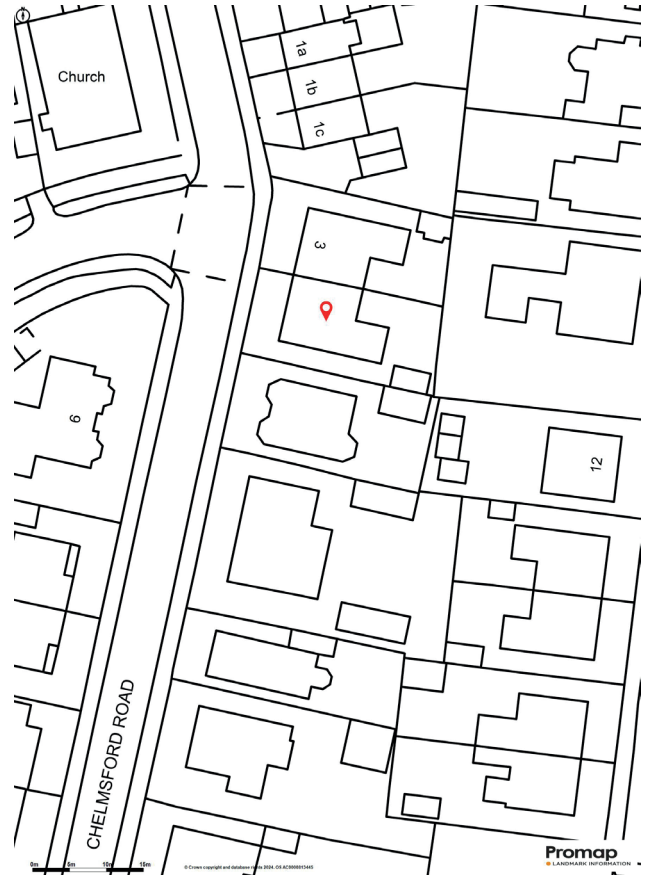
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	53
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	66

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

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





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)