



VERITY
FREARSON

3 ST HELEN'S ROAD, HARROGATE, HG2 8LB

£525,000

3 ST HELEN'S ROAD,

Harrogate, HG2 8LB

A stunning four-bedroom semi-detached family house which has been tastefully extended and improved to reveal exceptionally well-appointed accommodation with good-sized gardens extending to the rear.

The accommodation comprises a spacious hallway which leads to the lounge and the dining open-plan living kitchen, with glazed doors leading to the garden. On the ground floor there is also a WC and utility room. Upstairs, there are four bedrooms, including a master bedroom with en-suite shower room and a modern house bathroom. This superb property is situated in an attractive and most convenient residential position to the favoured south side of the town, close to a range of local amenities, the Harrogate Stray and excellent schools.



2 Reception Rooms · Stunning Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Large Lawned Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR

SPACIOUS ENTRANCE HALL

Timber front entrance door and window to side. Central heating radiator.

LOUNGE

Window to front. Central heating radiator.

CLOAKROOM

With low-flush WC and washbasin with Hansgrohe taps. Central heating radiator.

UTILITY ROOM

Wall-mounted gas-fired combination boiler providing central heating and domestic hot water. Plumbing for washing machine and tumble dryer.

STUNNING LIVING KITCHEN

Incorporating good-sized kitchen, dining area and seating area.

DINING AREA

uPVC double doors lead onto rear garden. Central heating radiator.

FAMILY ROOM

Central heating radiator.

KITCHEN AREA

The kitchen is fitted with bespoke units by Interiors of Harrogate and granite work surfaces. Wall and base units to two sides with 1½-bowl under-mounted sink unit. Built-in oven and five-ring gas hob with stainless-steel extractor canopy over. Integrated fridge, freezer and dishwasher. Window to rear.

FIRST FLOOR

LANDING

Window to side.

BEDROOM 1

Window to rear. Central heating radiator.

EN-SUITE SHOWER ROOM

With shower cubicle, low-flush WC and washbasin with Hansgrohe taps. Chrome heated ladder-style towel rail. Travertine tiling to all wet areas.

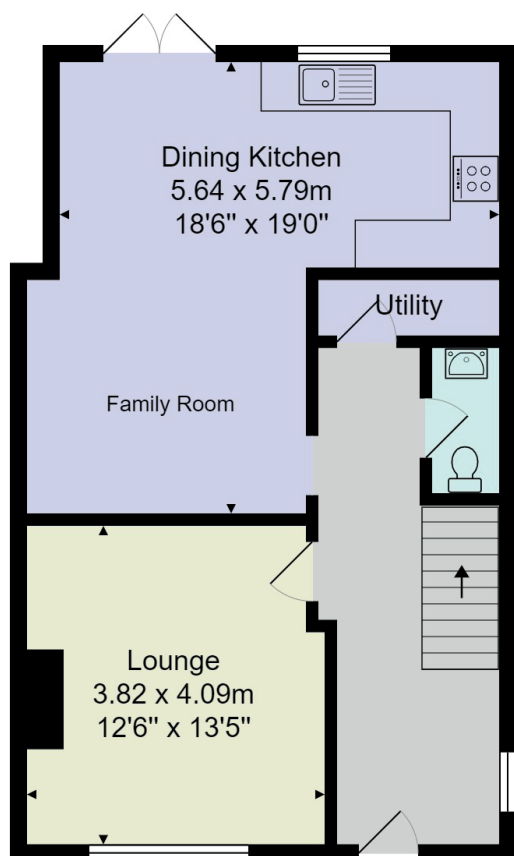
BEDROOM 4

Window to front. Central heating radiator.

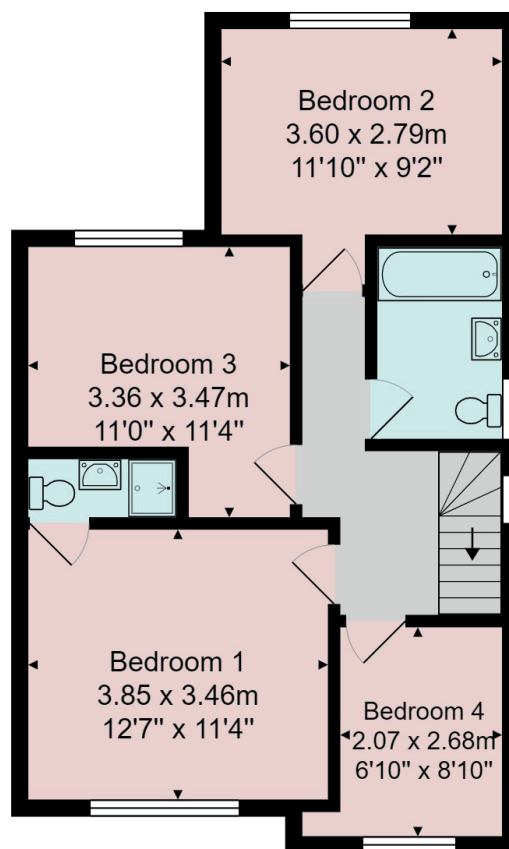
BATHROOM

Three-piece Vessini white suite comprising bath with main shower over, pedestal washbasin with Hansgrohe taps and low-flush WC. Limestone and travertine tiling to wet areas. Low-voltage lighting. Window to rear. Chrome heated ladder-style towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 114.0 m² ... 1227 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

A long driveway providing ample off-street parking. A particular feature of the property is the large lawned garden to the rear. There is also a timber garden shed and a summerhouse.

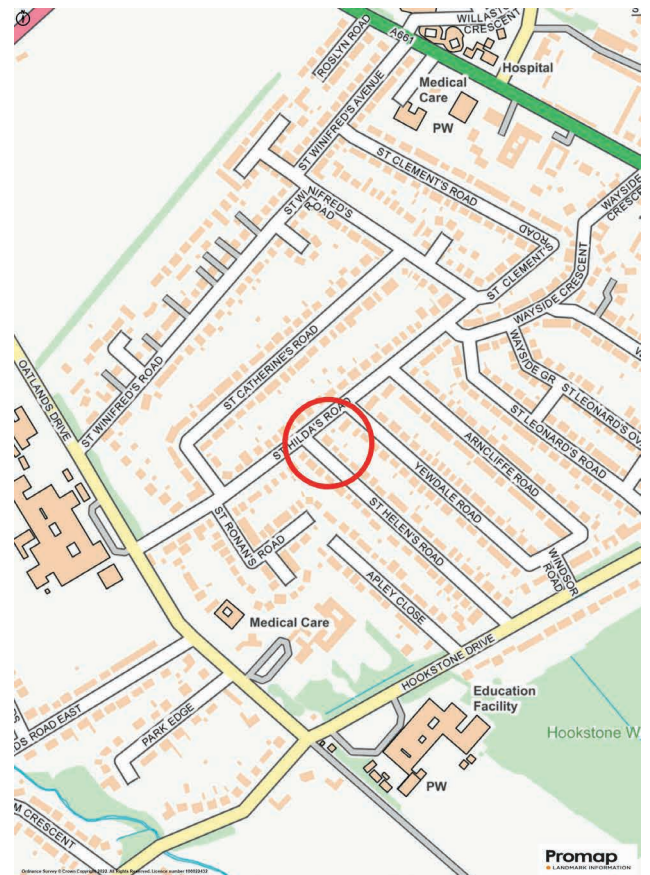
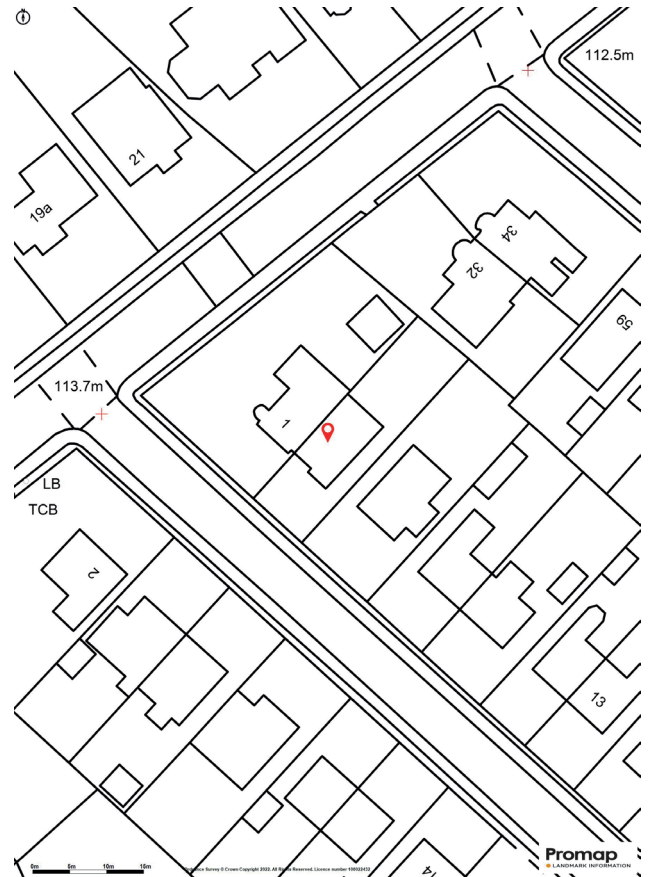
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	
WWW.EPC4U.COM			

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