



VERITY
FREARSON

THE COACH HOUSE, 1A PARK AVENUE, HARROGATE, HG2 9BQ

GUIDE PRICE £625,000

THE COACH HOUSE, 1A PARK AVENUE,

Harrogate, HG2 9BQ

A fantastic opportunity to purchase a detached Coach House with driveway, garage and garden, situated in this prime Harrogate position between the Stray and the Oval Gardens, within easy walking distance of the town centre.

The property currently provides generous accommodation over two levels comprising a large sitting room, kitchen with dining area and additional living room with glazed doors leading to the rear garden. There is a downstairs WC, together with five upstairs bedrooms and a bathroom. The property has been well maintained but now offers buyers the opportunity to update and modernise the accommodation and potentially reconfigure the layout to suit their own requirements.

The property has a driveway which provides ample parking and leads to a single garage and there is an attractive rear garden.



Sitting Room · Living Room · Kitchen · Cloakroom

5 Bedrooms · Bathroom

Ample Off-Road Parking · Single Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR

CLOAKROOM

With WC, washbasin, window to side.

SITTING ROOM

A spacious reception room with windows to front and stone fireplace.

KITCHEN

With a range of fitted units and electric hob, double oven and microwave and space for appliances. Windows and door to side. Open plan to a dining area.

LIVING ROOM

A further reception room with window and glazed doors leading to the rear garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes, window to front and glazed doors leading to a Juliet balcony.

BEDROOM 2

A double bedroom with window to front and fitted wardrobes and dressing table.

BEDROOM 3

With fitted wardrobes, basin and window to rear.

BEDROOM 4

With fitted wardrobes, shelving and window to side.

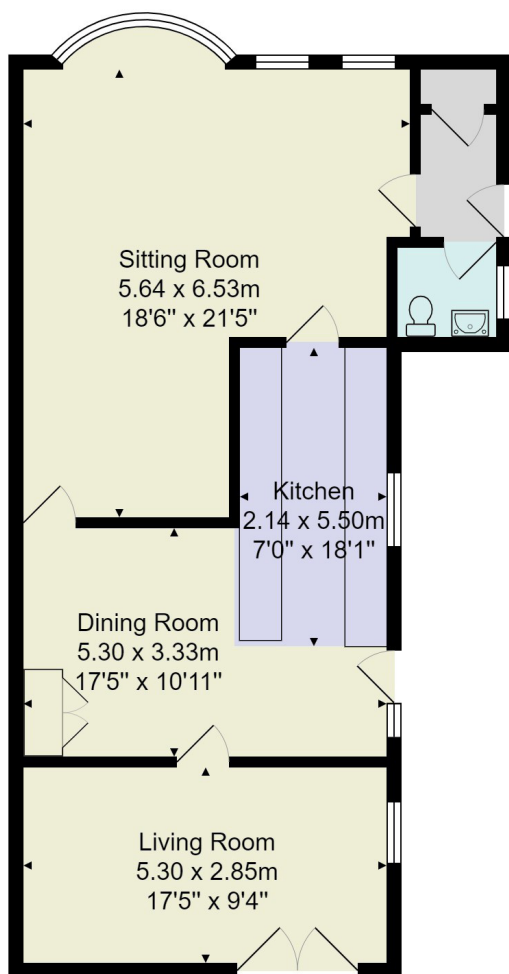
BEDROOM 5

With window to side. Fitted wardrobes.

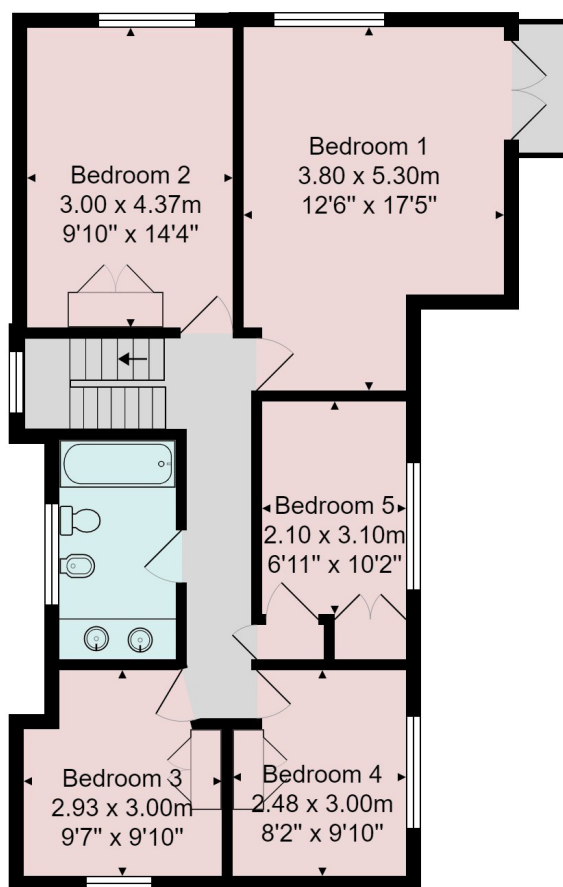
BATHROOM

With WC, twin washbasins set within a vanity unit, bidet and bath with shower over. Window to side.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 148.4 m² ... 1598 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

Wrought-iron gates lead to the driveway where there is ample off-road parking and a single garage. To the rear of the property there is an attractive garden with planted borders and paved sitting areas.

Position

The property is situated in this delightful position close to the Stray and within easy walking distance of a range of varied amenities and the town centre.

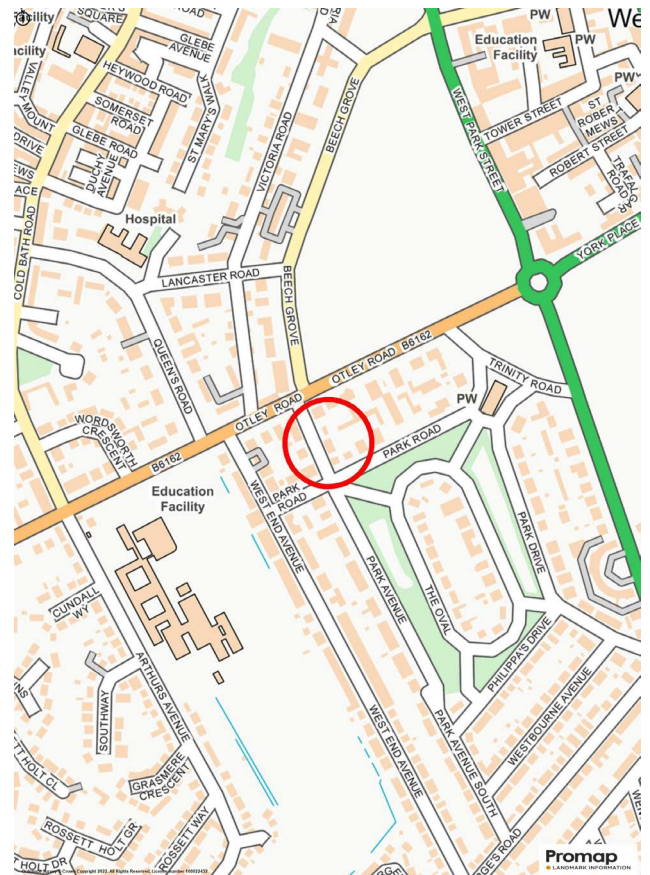
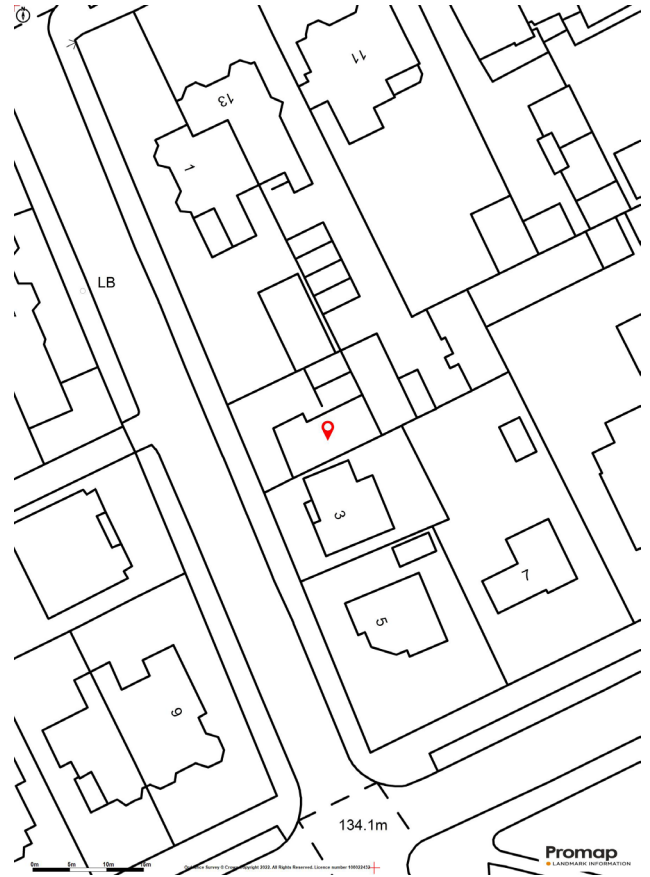
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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