



VERITY  
FREARSON

16B ST MARK'S AVENUE, HARROGATE, HG2 8AE

£525,000

# 16B ST MARK'S AVENUE,

*Harrogate, HG2 8AE*

**A stunning five-bedroom modern town house with garden, parking and garage in this sought-after quiet location on the south side of Harrogate close to the Stray.**

This superb home offers high-quality accommodation arranged over three levels including a modern kitchen together with two separate reception rooms and utility / WC on the ground floor, together with five bedrooms, two of which have en-suite bathrooms, and a modern house bathroom on the upper floors. The property also has the benefit of a garage, driveway and good-sized rear garden.

St Mark's Avenue is a quiet cul-de-sac, situated just off Leeds Road on the south side of Harrogate near to excellent local amenities including shops and schools. In particular Harrogate Grammar School is within half a mile and St Aidan's, which is within 0.9 miles. Hornbeam Park railway station is also within half a mile, and is therefore within easy walking distance as is Harrogate town centre via the famous Harrogate Stray.



Sitting Room · Dining / Garden Room · Kitchen · Utility / WC

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Single Garage · Attractive Lawned Garden And Patio







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A spacious reception room with bay window to front and wall-mounted electric fire.

#### DINING / GARDEN ROOM

A further good-sized reception room with windows to side and rear overlooking the garden. Glazed door to rear.

#### KITCHEN

A modern high quality newly fitted kitchen with range of wall and base units, worktop and breakfast bar. Gas hob with extractor hood above. Integrated double oven, fridge, freezer and dishwasher. Window to rear. Glazed door leads to the dining room.

#### UTILITY ROOM / WC

With low-level WC, washbasin and plumbing for washing machine.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with window to rear.

#### EN-SUITE SHOWER ROOM

A white suite with low-level WC, washbasin and shower. Tiled walls and floor.

#### BEDROOM 2

A large double bedroom with bay window to front.

#### BEDROOM 3

A further bedroom. Window to front.

#### BATHROOM

A modern, newly fitted white suite with low-level WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

### SECOND FLOOR

#### BEDROOM 4

A large double bedroom with window to rear.

#### BEDROOM 5

A further good-sized double bedroom with window to front.

#### EN-SUITE SHOWER ROOM

With a modern, newly fitted white suite comprising low-level WC, washbasin and large walk in shower. Tiled walls and floor and heated towel rail.

#### LOFT

A pull-down ladder leads to a loft which provides useful storage space.

# FLOOR PLAN



Total Area: 154.0 m<sup>2</sup> ... 1657 ft<sup>2</sup>

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**

There is an attractive lawned garden and patio to the rear providing outdoor sitting space. There is an off-road parking space as well as a single garage, which has light and power.

**Services**

All mains services connected.

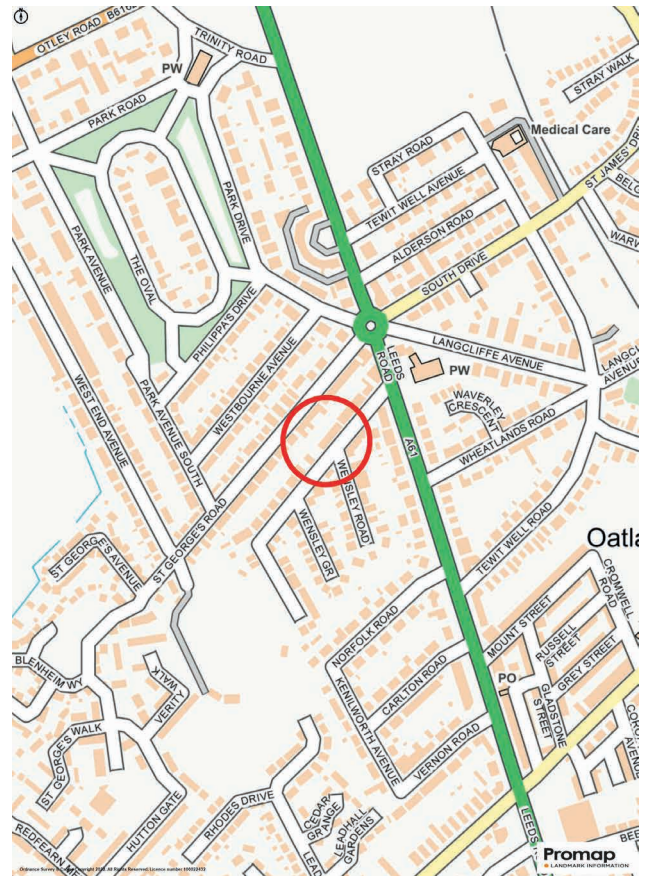
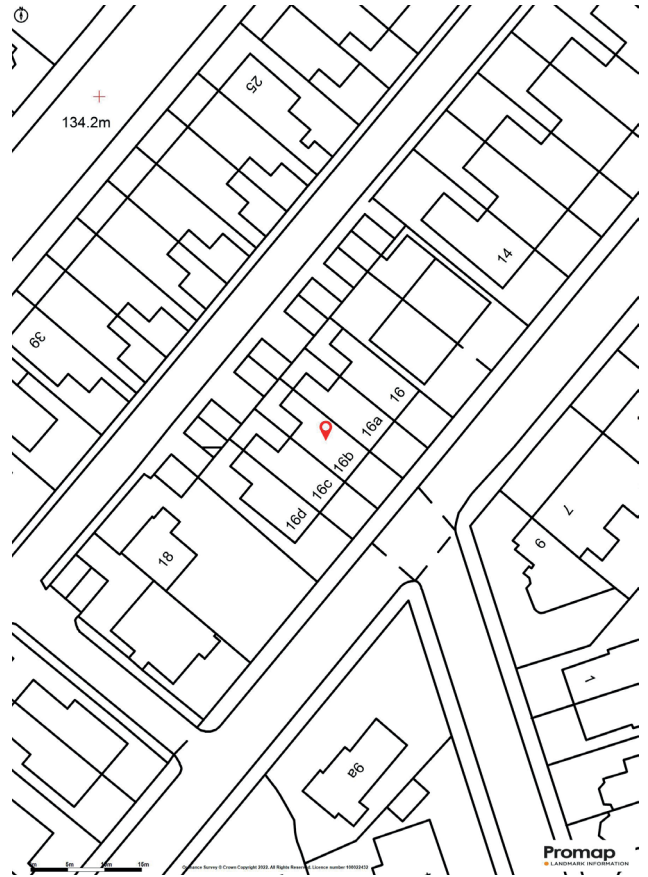
**Agents Note**

The property has a new boiler.

**Tenure**

Freehold

**Council Tax Band - F**



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)  
[verityfrearson.co.uk](http://verityfrearson.co.uk)





VERITY  
FREARSON

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