



VERITY  
FREARSON

74 GREEN LANE, HARROGATE, HG2 9LN

OFFERS OVER £800,000



# 74 GREEN LANE,

*Harrogate, HG2 9LN*

**A most attractive and substantial five-bedroom detached property occupying a generous plot with attractive gardens, situated in this most desirable location on the south side of Harrogate.**

The well-presented and well-maintained accommodation comprises generous and flexible living space comprising three separate reception rooms, together with breakfast kitchen, cloakroom and utility room. Upstairs, there are five good-sized bedrooms, including a master bedroom with en-suite shower room, plus a modern house bathroom. The property occupies a good-sized and attractive plot with generous off-road parking, integral double garage and attractive rear garden with well-stocked borders and large paved terrace.

The property is situated in this most desirable location on the south side of Harrogate within easy reach of well-regarded primary and secondary schools, excellent local amenities and just a short distance from Harrogate town centre.



3 Reception Rooms · Breakfast Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Integral Double Garage · Southwest-Facing Lawned Garden













## ACCOMMODATION

### GROUND FLOOR

#### CLOAKROOM

With WC and washbasin and window to front.

#### SITTING ROOM

A spacious reception room with window to rear overlooking the garden and attractive rustic brick fireplace with living-flame gas fire.

#### DINING ROOM

A further large reception room with windows and glazed patio doors overlooking the garden.

#### SNUG

Providing a further sitting area with a fireplace and a window to front.

#### BREAKFAST KITCHEN

With space for a dining table, tiled flooring and windows to side and rear. The kitchen comprises a range of fitted wall and base units with an induction hob, integrated double oven and integrated fridge / freezer.

### UTILITY ROOM

With further fitted units, worktop and sink. Space and plumbing for washing machine. Window and door to side.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with window to front and an extensive range of fitted wardrobes and dressing table.

#### EN-SUITE SHOWER ROOM

A white modern suite with WC, washbasin and large walk-in shower. Fully tiled walls and floor, heated towel rail and window to side.

#### BEDROOM 2

A large double bedroom with fitted wardrobes and window to rear.

#### BEDROOM 3

A double bedroom with window to rear and fitted wardrobes.

#### BEDROOM 4

A bedroom with window to front and fitted cupboard.

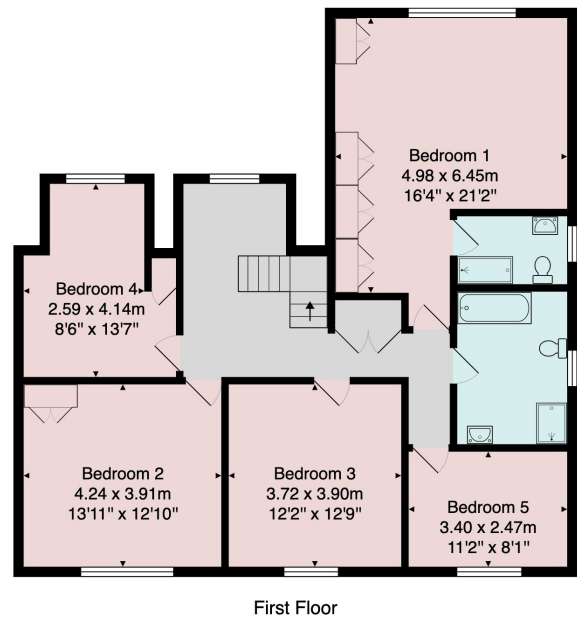
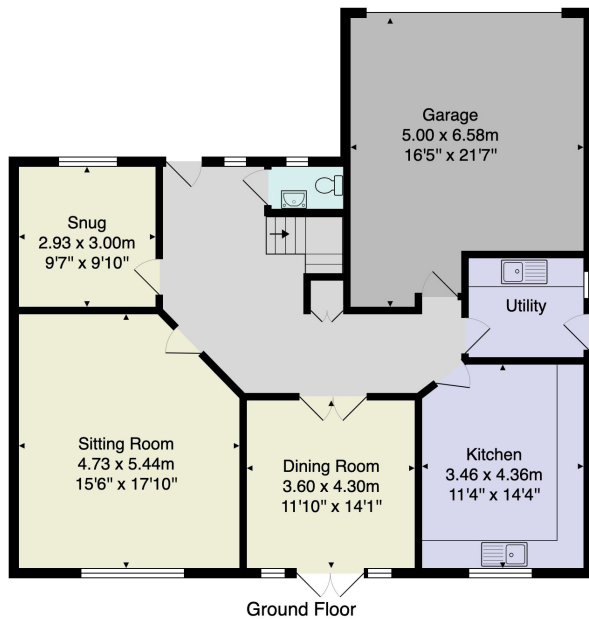
#### BEDROOM 5

A further bedroom with window to rear and fitted shelving.

### BATHROOM

A modern white suite with WC, washbasin, bath and large walk-in shower. Heated towel rail, window to side and fully tiled walls and floor with under-floor heating.

# FLOOR PLAN



Total Area: 200.7 m<sup>2</sup> ... 2160 ft<sup>2</sup> (excluding garage)  
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

To the front of the property a generous block-paved drive provides ample off-road parking and leads to an integral double garage. To the rear of the property there is an attractive lawned garden with well-stocked borders and large paved terrace enjoying the sunny southwest-facing aspect.

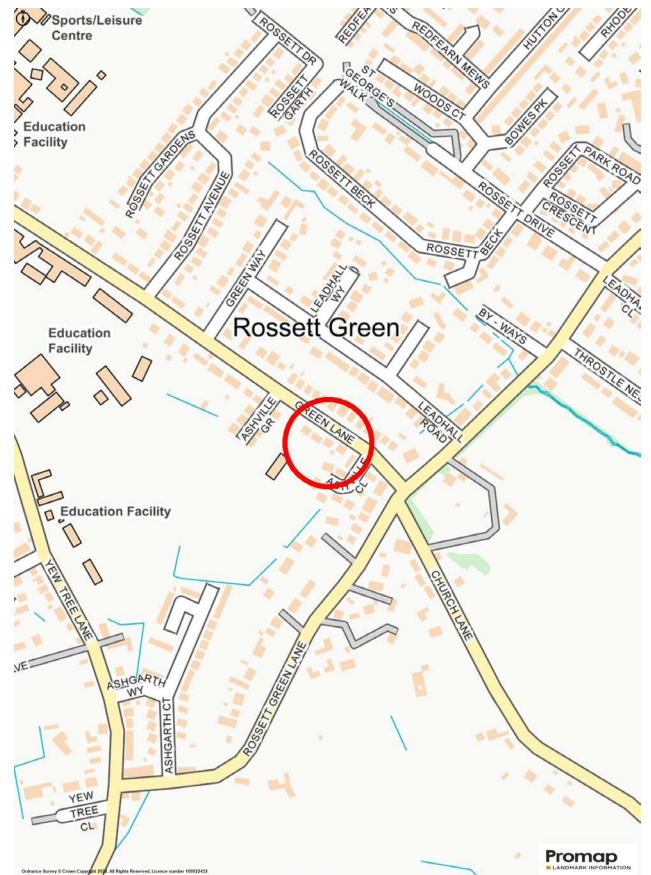
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - G



Harrogate

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