



VERITY
FREARSON

70 PARK AVENUE SOUTH, HARROGATE, HG2 9BE

OFFERS OVER £645,000

70 PARK AVENUE SOUTH

Harrogate, HG2 9BE

A spacious and well-presented four-bedroom property with driveway, garage and attractive southwest-facing garden, situated in this desirable south Harrogate location near to The Oval Gardens and within easy walking distance of the town centre.

This super property provides generous, extended accommodation comprising a stunning living kitchen with glazed doors leading to the garden, together with two further reception rooms and a ground-floor WC. Upstairs, there are four good-sized bedrooms, house bathroom and an en-suite shower room. There is a large loft which has potential for further development. A drive provides parking and leads to a single garage and there is a good-sized garden to the rear with lawn and patio.

The property is situated on this desirable street, situated to the south side of Harrogate, close to the Oval Gardens and just a short walk from the Stray and Harrogate town centre. The property is near to very popular local schools, including Harrogate Grammar School.

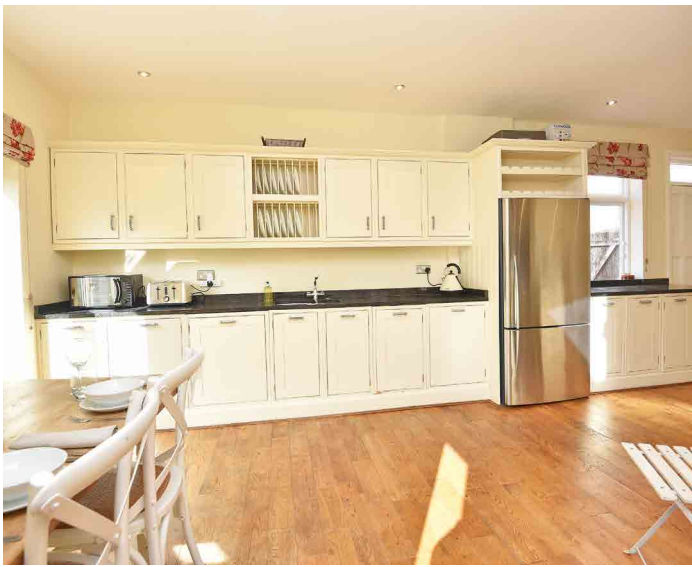


Sitting Room · Dining Room · Living Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom · Loft

Attractive Garden · Off-Road Parking · Garage







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and attractive fireplace with electric fire. Fitted cabinets and shelving with glazed doors leading to the dining room.

DINING ROOM

A further reception room providing spacious dining area. Open plan to the living kitchen.

LIVING KITCHEN

With sitting and dining areas with skylight window and glazed doors leading to the garden. The kitchen comprises a range of wall and base units with granite worktops, integrated dishwasher and space and plumbing for appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms, three of which have fitted wardrobes, and the main bedroom has an en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin and large walk-in shower.

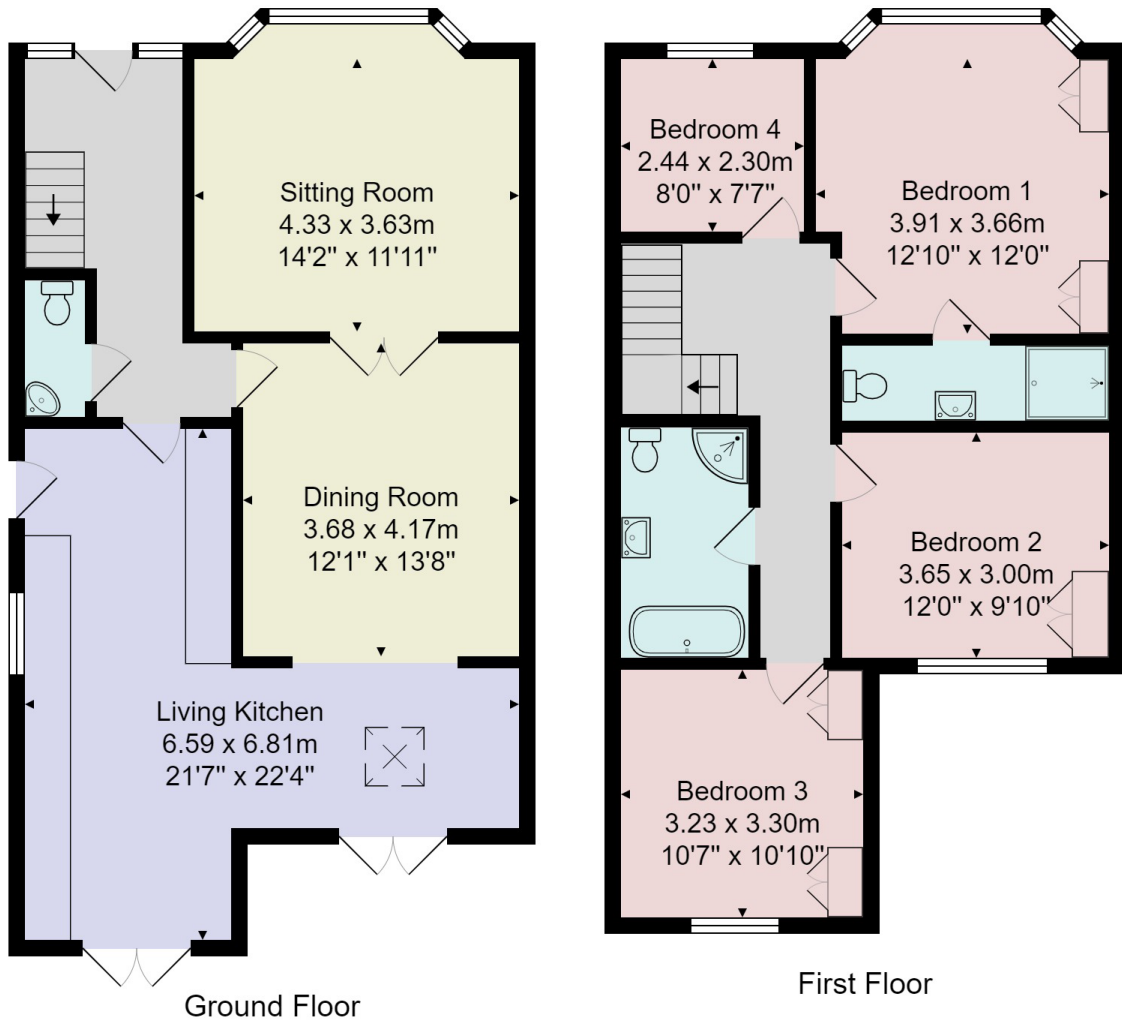
BATHROOM

A white modern suite with WC, washbasin, bath and shower. Heated towel rail.

LOFT

There is a large loft which currently provides useful storage space but has huge potential for further development.

FLOOR PLAN



Total Area: 137.1 m² ... 1476 ft²

All measurements are approximate and for display purposes only.

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