



6 Wheatlands Road East, Harrogate, North Yorkshire, HG2 8PX

£899,950

6 Wheatlands Road East, Harrogate, North Yorkshire, HG2 8PX

A fantastic opportunity to purchase a substantial detached property with a large garden situated in this prime Harrogate location close to sought-after primary and secondary schools.

The owners of the property have already completed a significant amount of building and extension work to the property and buyers will have the unique opportunity to complete the work to suit their own requirements.





ACCOMMODATION

The structural work undertaken so far includes the erection of single/double storey extensions (signed off by Building Control) to the sides and rear of the property, to create substantial living accommodation and additional bedrooms. Work has also been undertaken to start the conversion of the loft to create additional bedroom and bathroom space. The insulation installed is of a higher rating than that required by building regulations so the house will be very warm in the future. The roofing materials are already onsite and included in the sale.

The work carried out so far has been done in accordance with the Planning Permission which has been granted. Further details can be found on the Harrogate Borough Council's website. Once complete the accommodation will comprise two reception rooms, together with a very large open-plan living kitchen with windows and glazed doors overlooking the garden. There will also be a downstairs WC, utility room and access to the integral garage. Upstairs, there will be seven bedrooms over the top two floors, together with bathrooms and en-suites.

OUTSIDE

The drive has been widened to create additional parking areas and there is ample off-road parking on the drive and under the carport. There is planning permission in place to park in front of the property. To the rear of the property there is a good-sized and attractive garden. The property is situated in one of Harrogate's most desirable locations, being very well served by excellent local amenities and schooling.

Tenure - Freehold

Council Tax Band - F



Total Area: 392.6 m² ... 4226 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

