



VERITY
FREARSON

5 ALDERSON ROAD, HARROGATE, HG2 8AS

OFFERS OVER £950,000

5 ALDERSON ROAD,

Harrogate, HG2 8AS

A most impressive five-bedroom detached, double-fronted, stone-built period property with a good-sized garden, garage and driveway parking, situated in this prime Harrogate location close to the Stray and within walking distance of Harrogate town centre.

This attractive property provides characterful accommodation with well-proportioned rooms, large sash windows, high ceilings, cornicing, picture rails and original fireplaces. The generous accommodation comprises two large reception rooms, including a sitting room with access to the garden on the ground floor, together with kitchen, utility room, cloakroom and office / snug. Upstairs, there are five large bedrooms, including a master bedroom with en-suite bathroom, and a house bathroom. The property has an attractive and good-sized rear garden with lawn, patio and decked sitting area, and a driveway provides parking and leads to the garage.

The property is situated in this desirable and convenient location, just off Leeds Road, close to the Stray and within easy walking distance of Harrogate town centre and the railway station, where there are a range of excellent, varied amenities on offer. Offered for sale with no onward chain.

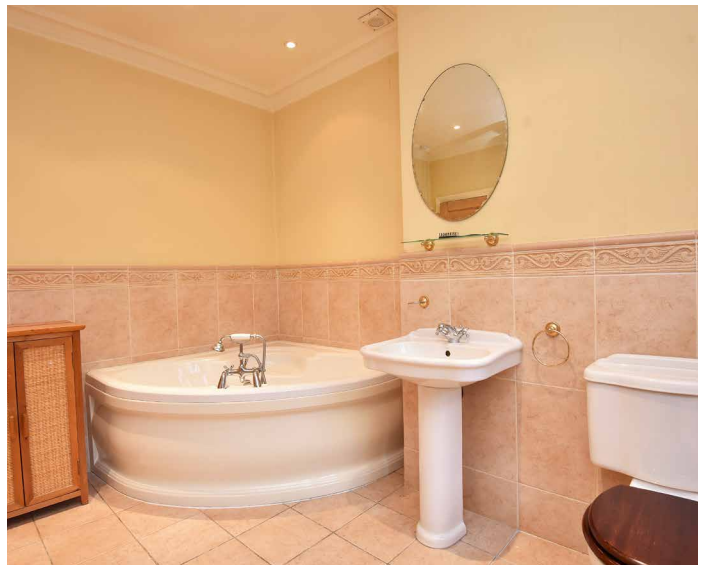


2 Reception Rooms · Office / Snug · Kitchen · Cloakroom · Utility Room

5 Bedrooms · En-Suite Bathroom · House Bathroom

Off-Road Parking · Garage · Larger-Than-Average Lawned Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with ceiling cornicing and attractive fireplace with living-flame gas fire. Bay to rear with glazed door leading to the garden.

DINING ROOM

A further large reception room with bay window and ceiling cornicing.

KITCHEN

A large kitchen with a range of fitted wall and base units with integrated dishwasher and fridge. Range cooker. Door leads to the side.

UTILITY ROOM

With fitted units, worktop and sink. A washing machine and tumble dryer are included in the sale.

CLOAKROOM

With WC and washbasin.

OFFICE / SNUG

A further sitting area or workspace with attractive ornamental fireplace and panelled walls. Under- stairs cupboard.

FIRST FLOOR

On the first floor there are five large bedrooms. with some having fitted wardrobes and the master bedroom having an attractive ornamental fireplace and en-suite.

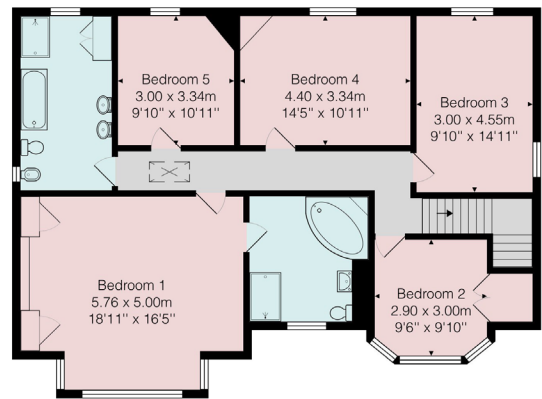
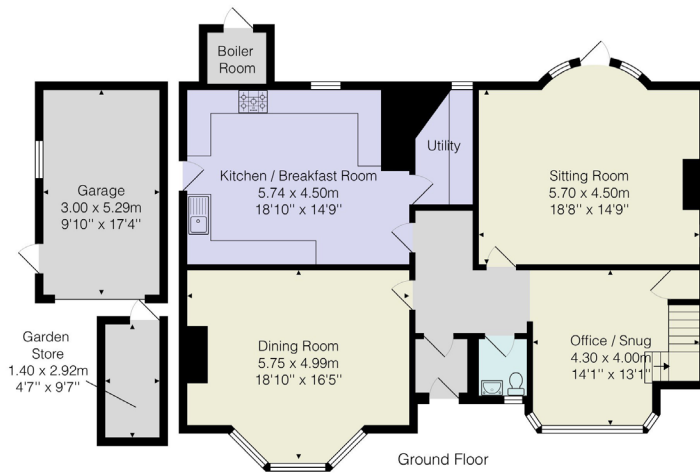
EN-SUITE BATHROOM

With WC, washbasin, shower and bath. Heated towel rail and tiled walls and floor.

HOUSE BATHROOM

With WC, bidet, twin washbasins, bath and shower.

FLOOR PLAN



Total Area: 251.2 m² ... 2704 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

A drive provides parking and leads to a garage. To the rear there is a larger-than-average garden for the street with lawn, elevated decked sitting area and paved patio. Outside store and shed.

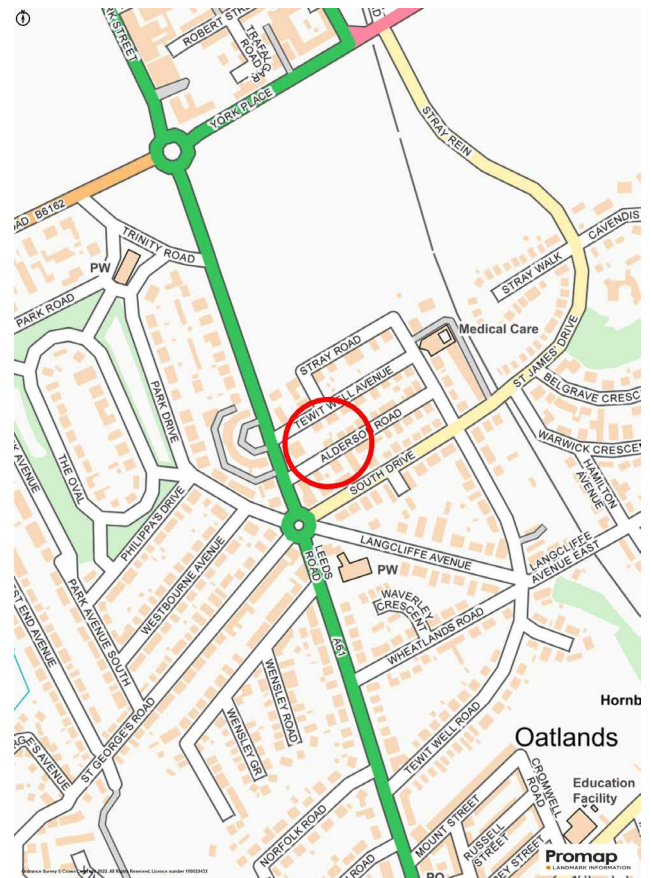
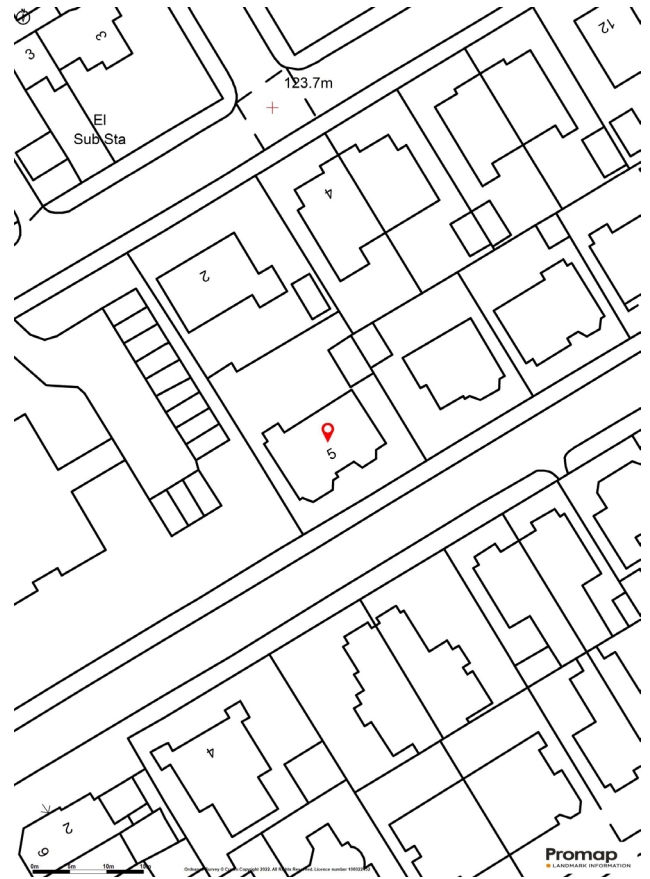
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
A (92+)	77	
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		46
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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