



VERITY
FREARSON

14 TEWIT WELL AVENUE, HARROGATE, HG2 8AP

GUIDE PRICE £825,000

14 TEWIT WELL AVENUE

Harrogate, HG2 8AP

An impressive stone-built semi-detached property providing spacious accommodation in this prime Harrogate location, within a short stroll of Tewit Well Stray.

This attractive period property, built circa 1910, provides generous accommodation over three levels, together with a basement utility area. On the ground floor there are two good-sized reception rooms and a well-equipped kitchen and dining area, which has glazed doors leading to the garden. Upstairs, there are four good-sized bedrooms, plus an office which could be used as an occasional fifth bedroom, if required. The master bedroom has the benefit of an en-suite bathroom and there is also a modern house bathroom on the first floor. A driveway provides ample parking, and to the rear of the property there is an attractive walled garden with south facing aspect.

The property is situated in this desirable south Harrogate location, close to excellent local amenities and just a short distance from Harrogate town centre via the famous Stray.



Sitting Room · Dining Room · Kitchen · Cloakroom

4 Bedrooms · En-Suite Bathroom · Bathroom · Office / Occasional 5th Bedroom

Ample Off-Road Parking · Attractive Walled Garden · Timber Garden Shed







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A large reception room with bay window and attractive fireplace with living-flame gas fire, ceiling cornice and picture rail.

DINING ROOM

A further reception room with glazed door leading to the garden.

KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of wall and base units with range cooker, integrated dishwasher and space for appliances. Tiled floor with under-floor heating.

CLOAKROOM

With WC and washbasin.

LOWER GROUND FLOOR

On the lower ground floor there is a basement area and utility which provides a useful storage area together with fitted worktop and sink with plumbing for washing machine.

FIRST FLOOR

BEDROOMS

Three good-sized bedrooms on the first floor including the master bedroom which has a bay window and ensuite bathroom.

EN-SUITE BATHROOM

With WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

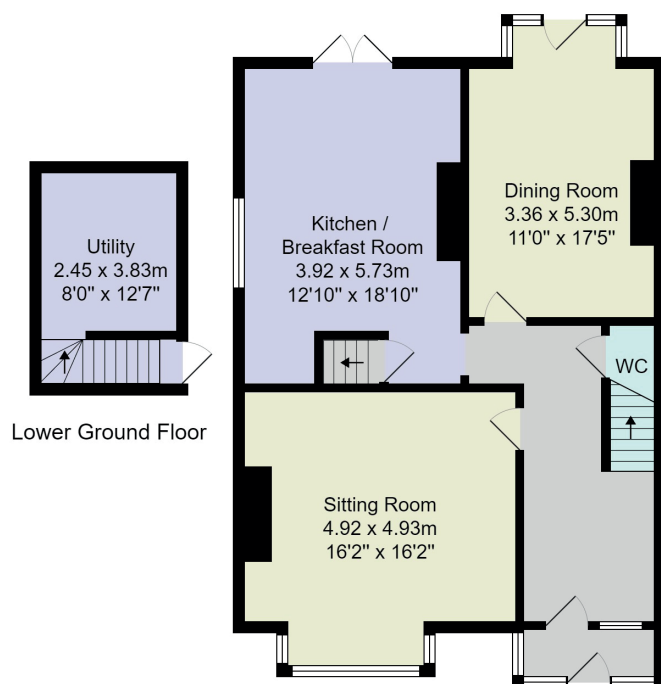
BATHROOM

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

SECOND FLOOR

On the second floor there is a further bedroom, plus an office which could provide an occasional fifth bedroom, if required.

FLOOR PLAN



Lower Ground Floor

Ground Floor

Total Area: 214.3 m² ... 2306 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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First Floor

Second Floor

Outside

A driveway provides off-road parking for two cars. To the rear there is an attractive walled garden with south-facing aspect, well-stocked planted borders with shrubs and trees, together with artificial grass and paved sitting areas. Timber garden shed.

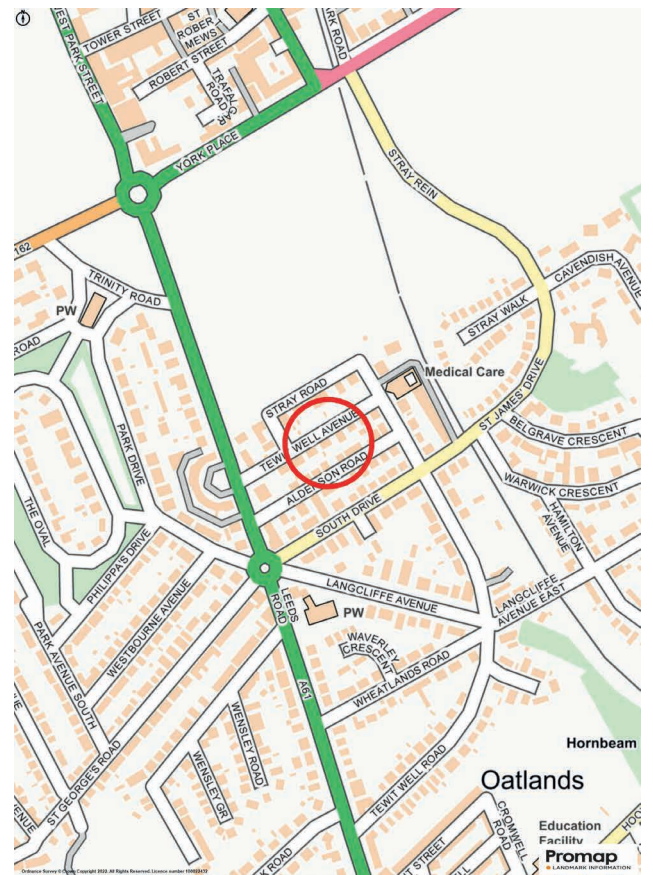
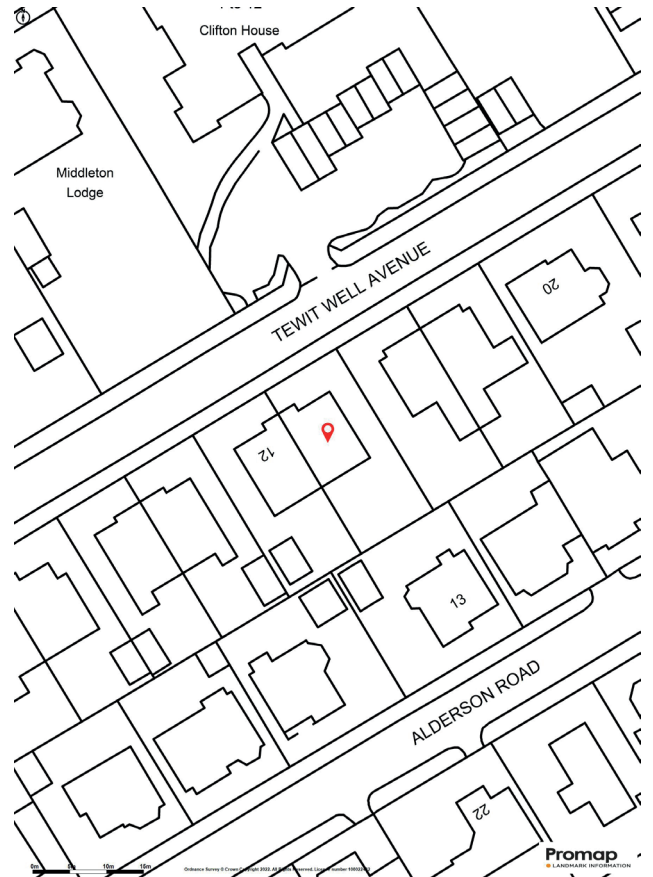
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		58	
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	

Harrogate

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