



VERITY
FREARSON

183 OTLEY ROAD, HARROGATE, HG2 0DA

GUIDE PRICE £580,000

183 OTLEY ROAD,

Harrogate, HG2 0DA

A beautifully presented four/five bedroom detached house which has been substantially extended to provide generous accommodation, occupying a large corner plot with attractive south-facing garden, driveway and garage, situated in this desirable location within the catchment area of popular primary and secondary schools.

This superb family property provides generous and very well appointed accommodation which has been extended to provide versatile accommodation. On the ground floor, a large reception hall welcomes you to the property and leads to the spacious sitting room, dining kitchen, dining / family room/ bedroom 5 and sunroom extension. There is also a downstairs WC. Upstairs, there are four good-sized bedrooms a bathroom and additional shower room.

The property occupies a generous corner plot with attractive and good-sized gardens, driveway and garage.



Sitting Room · Dining/Family Room/Bedroom 5 · Dining Kitchen · Cloakroom · Sun Room

4 Bedrooms · Bathroom · Shower Room

Off-Road Parking · Garage · Shed · Gardens







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with fitted shelving and cabinets. Living-flame gas fire.

DINING/FAMILY ROOM/BEDROOM FIVE

A further reception room with two large bay windows.

DINING KITCHEN

With dining area and glazed doors leading to the sunroom. The kitchen comprises a range of modern wall and base unit with gas hob, double oven, integrated dishwasher and fridge. Space and plumbing for washing machine and further appliances. Tiled floor.

CLOAKROOM

With WC and washbasin unit.

REAR PORCH

Providing access to the garden.

SUN ROOM

Providing a further sitting area with windows and glazed doors overlooking the garden. Tiled flooring.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms on the first floor, three of which have fitted wardrobes.

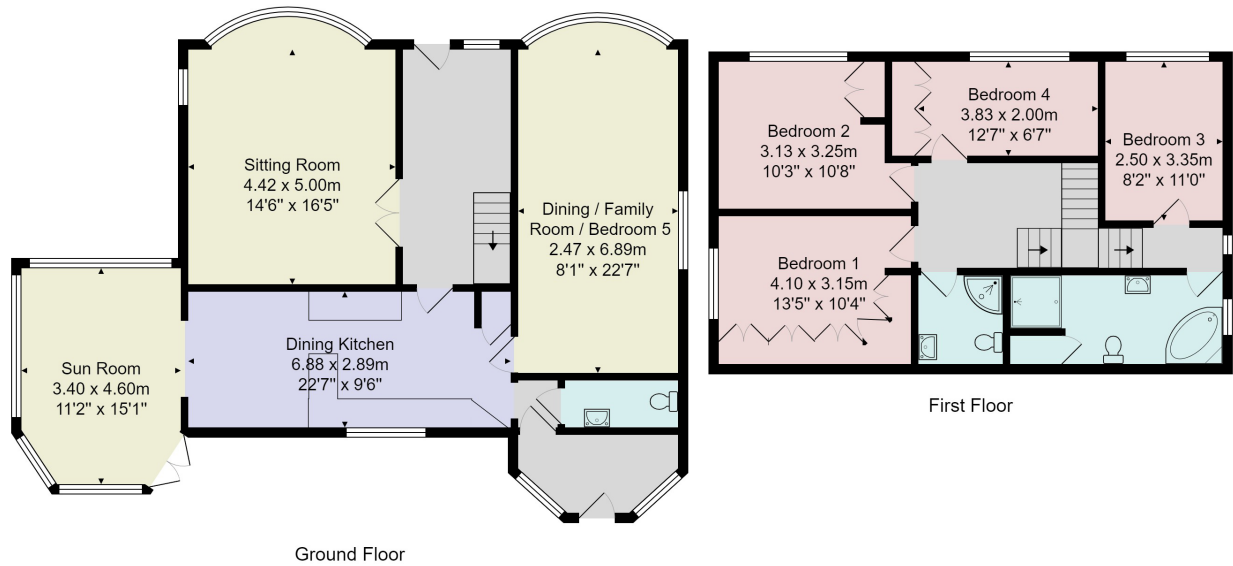
BATHROOM

A white suite with WC, washbasin set within a vanity unit, shower and Jacuzzi corner bath. Towel rail and fitted cupboard.

SHOWER ROOM

With a white suite comprising WC, washbasin set within a vanity unit and shower.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 176.6 m² ... 1901 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.

Outside

The property occupies a generous corner plot with attractive and good-sized lawned gardens surrounding the property with well-stocked borders and decked sitting areas and outdoor lighting. A drive to the rear of the property provides parking and leads to a single garage.

Position

The property occupies a super position within this popular district of Harrogate, within walking distance of the town centre and on the edge of attractive countryside.

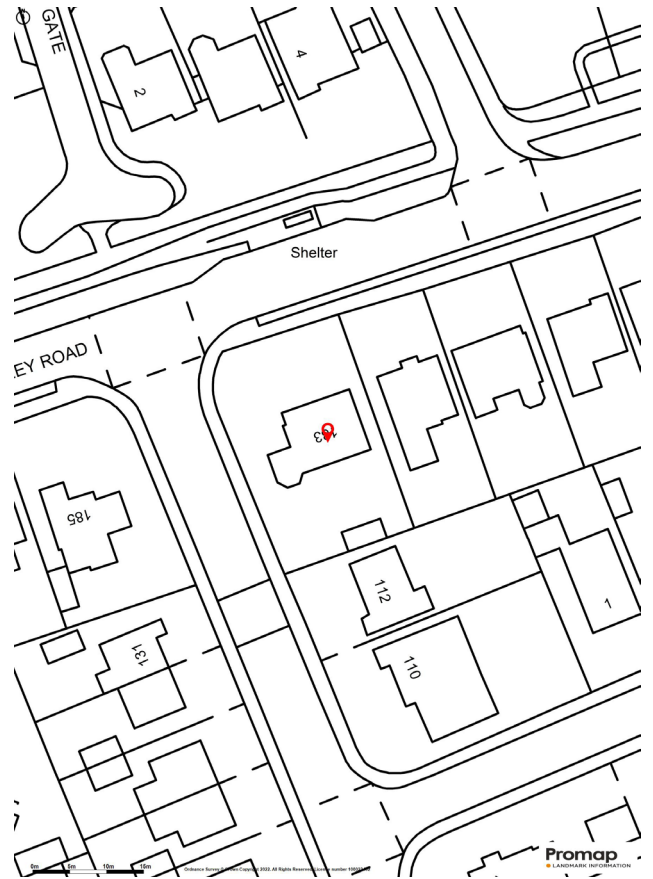
Services

All mains services are connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





VERITY
FREARSON

verityfearson.co.uk