



VERITY  
FREARSON

9 HARLOW MOOR DRIVE, HARROGATE, HG2 0JX

OFFERS OVER £850,000

# 9 HARLOW MOOR DRIVE,

*Harrogate, HG2 0JX*

**A substantial five-bedroom end-of-terrace property offering spacious and characterful accommodation with a good- sized garden, situated in this delightful position directly overlooking the adjoining Valley Gardens.**

This impressive property provides very generous and characterful accommodation, with large room sizes. On the ground floor there is a reception hall with tiled flooring, two good-sized reception rooms, together with a well- equipped kitchen. A basement provides a useful storage area and utility and on the upper floors there are five large bedrooms and two bathrooms. There is an attractive and good-sized garden with lawn and paved sitting area.

The property is situated in this super position directly overlooking the adjoining Valley Gardens and is within a few minutes' walk of a range of excellent local amenities along Cold Bath Road, popular schools, and just a short walk from Harrogate town centre. Offered for sale with no onward chain.

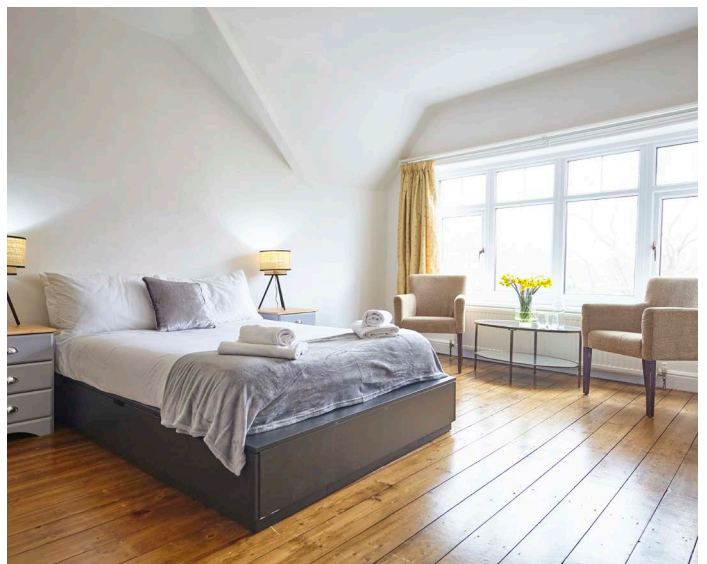
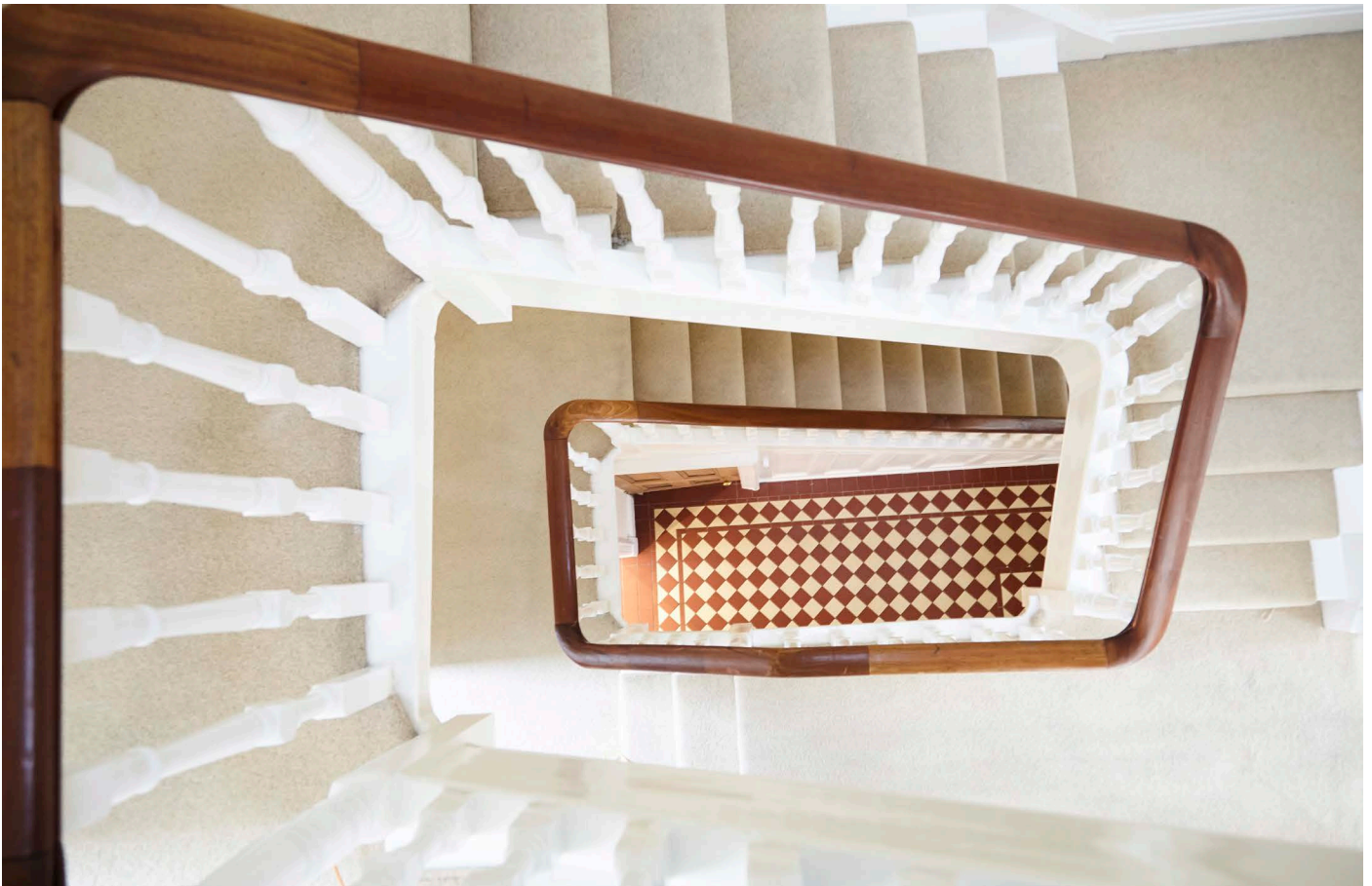
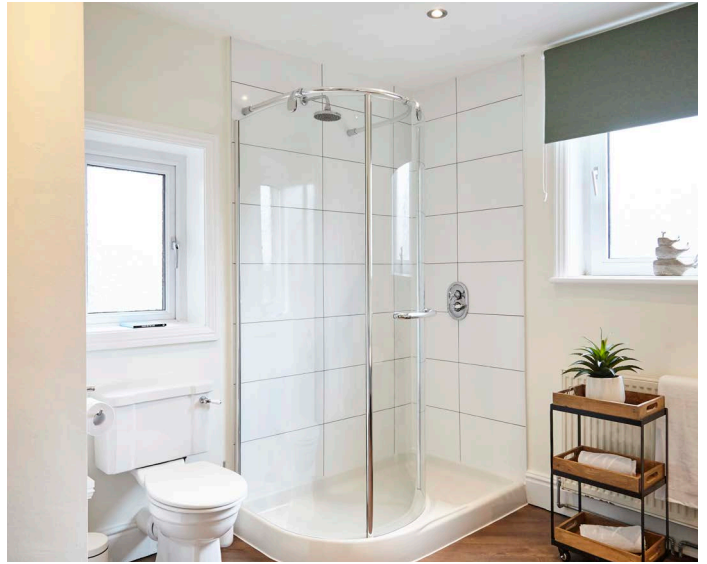
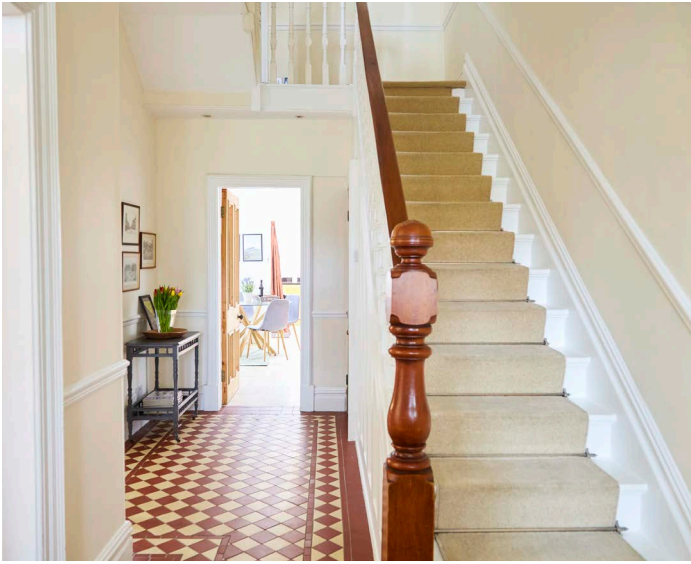


2 Reception Rooms · Kitchen · Basement

5 Bedrooms · 2 Bathrooms

Good-Sized Garden







## ACCOMMODATION

### **GROUND FLOOR ENTRANCE VESTIBULE**

Leads to -

### **RECEPTION HALL**

A spacious reception hallway which has attractive tiled flooring and stained-glass windows.

### **SITTING ROOM**

A large reception room with bay window to front directly overlooking the Valley Gardens. Attractive stone fireplace and wood flooring.

### **DINING ROOM**

A further good-sized reception room with attractive fireplace and windows overlooking the garden.

### **KITCHEN**

With a range of fitted wall and base units with integrated dishwasher and space for appliances. Tiled flooring.

### **LOWER GROUND FLOOR BASEMENT**

Providing useful additional storage space and utility area with plumbing for washing machine, space for tumble dryer and large drying rack.

### **FIRST FLOOR MASTER BEDROOM**

A stunning large bedroom with windows overlooking the adjoining Valley Gardens, stripped wood flooring and attractive stone fireplace.

### **BEDROOM 2**

A further large double bedroom with attractive stone fireplace.

### **BATHROOM**

Modern white suite with WC, washbasin, free-standing bath and large walk-in shower.

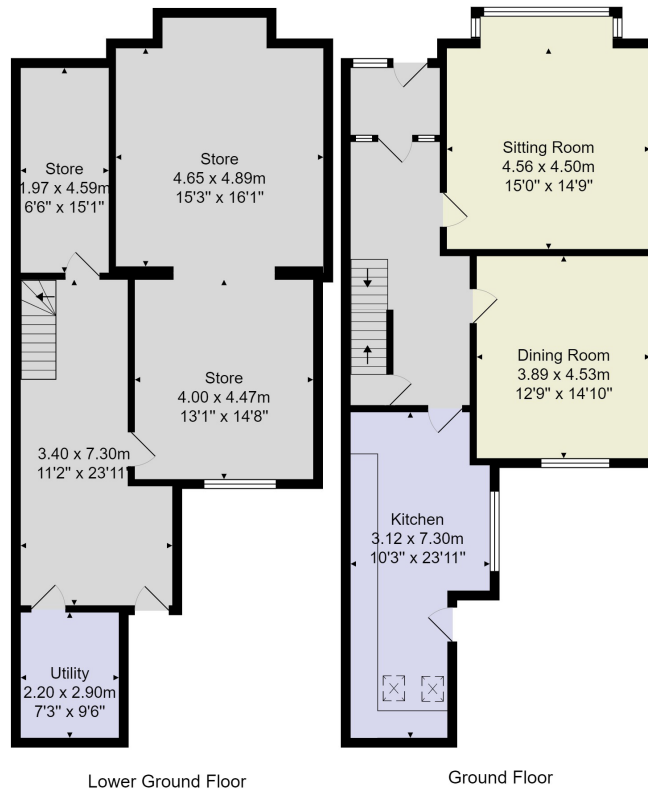
### **SECOND FLOOR BEDROOMS**

There are three further double bedrooms on the top floor with an attractive outlook and ornamental fireplaces.

### **BATHROOM**

With WC, washbasin, free-standing bath, and shower.

# FLOOR PLAN



Total Area: 315.7 m<sup>2</sup> ... 3398 ft<sup>2</sup>

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**

To the rear of the property there is a good-sized and attractive garden with lawn, well-stocked borders and paved sitting area.

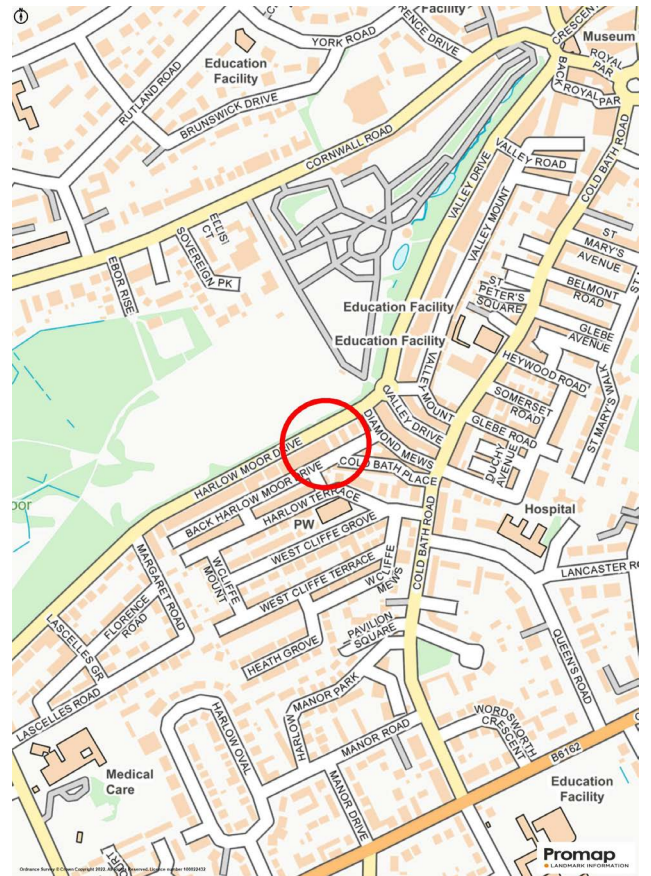
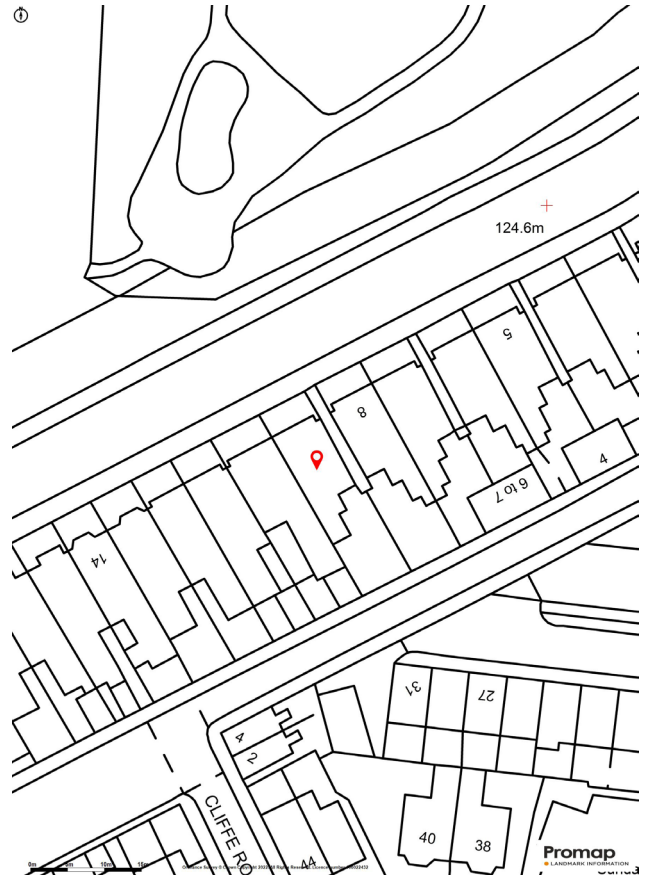
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk





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