



VERITY  
FREARSON

52 ST HELEN'S ROAD, HARROGATE, HG2 8LD

GUIDE PRICE £795,000

## 52 ST HELEN'S ROAD,

*Harrogate, HG2 8LD,*

**A fantastic opportunity to purchase a four / five-bedroom detached house with driveway, garage and attractive garden, situated in this desirable south Harrogate location, well served by excellent local schooling.**

This impressive property provides spacious and flexible accommodation presented to a good standard. On the ground floor there are two large reception rooms together with the dining kitchen, utility and downstairs WC. There is also a further room on the ground floor which could be used as a fifth bedroom if required or an office/snug. Upstairs, there are four good sized bedrooms including the main bedroom which has an en-suite shower room and there is a modern house bathroom with underfloor heating. The property occupies a good-sized plot and has a generous drive, large garage and attractive lawned garden with patio and veranda. The property is situated within this ever popular location within the "Saints" area of Harrogate, well served by excellent local schooling, and within easy walking distance of Hornbeam Park railway station, the Stray and Harrogate town centre.



Sitting Room · Family Room · Dining Kitchen · Utility · Cloakroom · Office / Bedroom

4 / 5 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Large Garage · Attractive Lawned Garden · Garden Shed







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A large reception hall.

#### CLOAKROOM

With WC and washbasin.

#### SITTING ROOM

A spacious reception room with bay window and attractive fireplace with living flame gas fire.

#### FAMILY ROOM

A further good-sized reception room with windows overlooking the garden and wood-burning stove.

#### DINING KITCHEN

With a spacious dining area with windows and glazed doors overlooking the garden and skylight window. The kitchen comprises a range of fitted wall and base units with granite worktops, point for a range cooker, integrated fridge and dishwasher. Under-stairs cupboard.

### UTILITY

A large utility room with fitted work units, worktop and sink with space and plumbing for appliances and door leading to the garden.

### OFFICE / BEDROOM

A further room, which could be used as a fifth bedroom if required, or alternatively as an office or snug.

### FIRST FLOOR BEDROOMS

On the first floor there are four good-sized bedrooms, including the main bedroom which has extensive range of fitted wardrobes and en-suite shower room.

### EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.

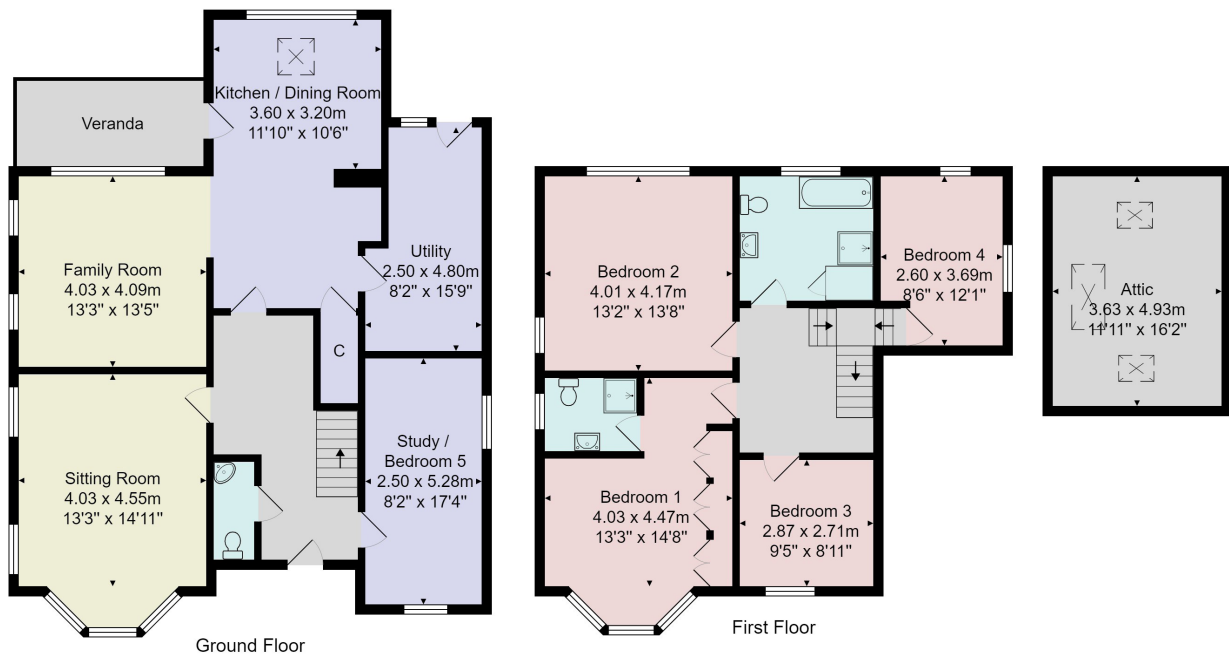
### BATHROOM

A modern white suite with WC, washbasin, bath and separate shower. Heated towel rail. Tiled walls and floor with underfloor heating.

### ATTIC ROOM

A pull-down ladder provides access to a large loft which has skylight windows and carpeted floor. Huge potential for further development to create additional accommodation if required, subject to obtaining the necessary consents.

# FLOOR PLAN



Total Area: 176.3 m<sup>2</sup> ... 1898 ft<sup>2</sup> (excluding veranda, attic)

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 block-paved in-and-out drive provides off-road parking and leads to a large garage. To the rear of the property there is an attractive lawned garden with patio and covered decked sitting area. Garden shed.

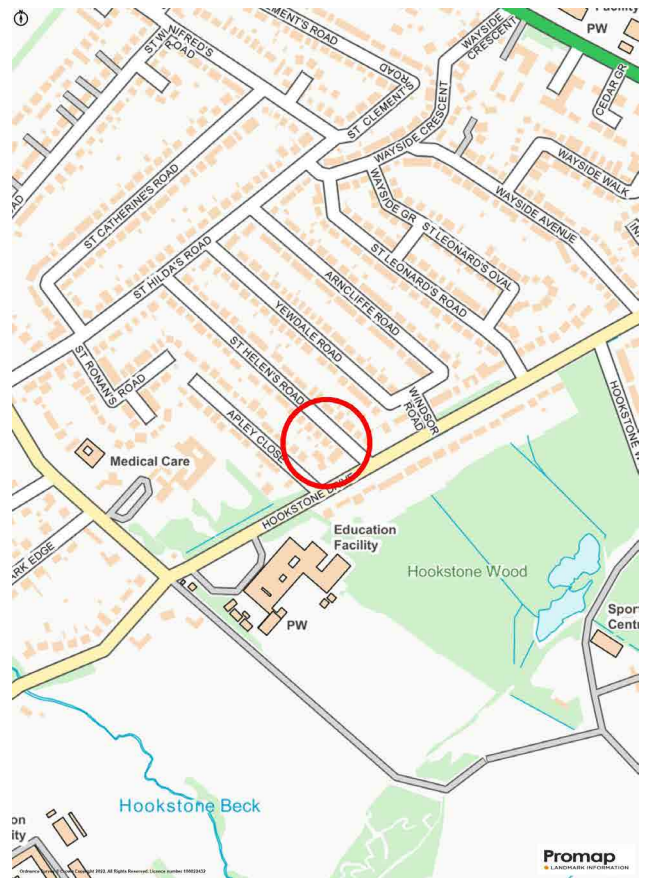
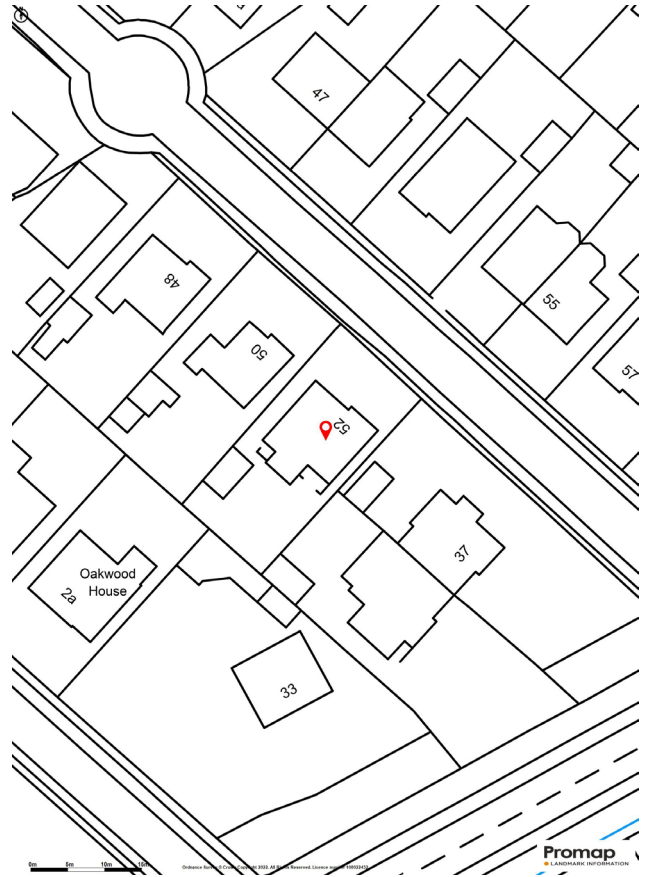
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 73                      | 73        |
| (55-68)                                     | D |                         |           |
| (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

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