



VERITY
FREARSON

5 HOLLINS ROAD, HARROGATE, HG1 2JF

GUIDE PRICE £825,000

5 HOLLINS ROAD,

Harrogate, HG1 2JF

A beautifully presented five-bedroom Victorian townhouse which has recently been refurbished to a very high standard whilst retaining the building's original character and charm, situated in this most convenient location within a few minutes' walk of the heart of Harrogate town centre.

This exceptional property has recently undergone a comprehensive program of refurbishment and is finished to a very high standard. The generous accommodation is arranged over four levels. On the ground floor there is a sitting room with a large bay window with fitted shutters and feature fireplace with Crittall doors leading to the dining room. There is a bespoke fitted kitchen with high-quality, stylish fittings which has access to the attractive rear garden. A lower ground floor provides a large utility area together with family room/ additional sitting area. Upstairs, there are five good-sized bedrooms, a dressing room and two high-quality modern bathrooms. This superb property is situated in a quiet location yet is just a few minutes' walk from the centre of Harrogate where there are a number of excellent amenities on offer.



Sitting Room · Dining Room · Kitchen · Utility Room · Family Room · Cloakroom

5 Bedrooms · 2 Bathrooms

Enclosed Rear Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

The front door leads to an entrance vestibule with tiled flooring which leads to the reception hall which then opens out to the dining room.

SITTING ROOM

A spacious reception room with bay windows to front with fitted shutters and attractive fireplace with living flame gas fire. Stunning feature glazed wall with Crittall doors leading to the dining room.

DINING ROOM

A further reception room with window to rear with fitted shutters and fitted cupboard.

KITCHEN

A stylish fitted kitchen with a range of wall and base units with white granite worktop, island and breakfast bar. Boiling water tap. Range cooker and fully integrated appliances including fridge, freezer and dishwasher. Windows to side and rear and a door leads to the rear garden.

LOWER GROUND FLOOR UTILITY ROOM

A large utility room providing excellent storage space with fitted units, worktop and sink. Space and plumbing for appliances.

FAMILY ROOM

Providing further reception room or games room / sitting area.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with windows to front and attractive cast-iron fireplace with tiled hearth. Fitted wardrobes.

BEDROOM 2

A double bedroom with window to rear with fitted shutters.

Dressing room with fitted wardrobes and window to side and access to the bathroom.

BATHROOM

A stunning white suite with WC, washbasin set within a vanity unit, large walk-in shower and free-standing bath. Tiled walls and floor, heated towel rail. Windows to rear with fitted shutters.

SECOND FLOOR SPACIOUS LANDING

With skylight window. Provides useful study area.

BEDROOM 3

A double bedroom with window to front with fitted shutters.

BEDROOM 4

A double bedroom with window to rear with fitted shutters.

BEDROOM 5 / DRESSING ROOM

A further potential single bedroom, currently used as a dressing room with fitted wardrobes.

BATHROOM

A white modern suite with WC, washbasin, large walk-in shower and free-standing bath. Tiled floor, heated towel rail and window to rear.

FLOOR PLAN



Total Area: 234.2 m² ... 2521 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

Forecourt garden to the front with gate and path leading to the front door. To the rear of the property there is an attractive enclosed paved garden which provides a delightful outdoor entertaining space with well-stocked flowerbeds.

Agent's Note

The property has a police monitored security alarm.

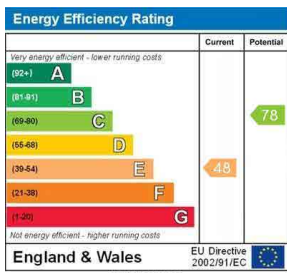
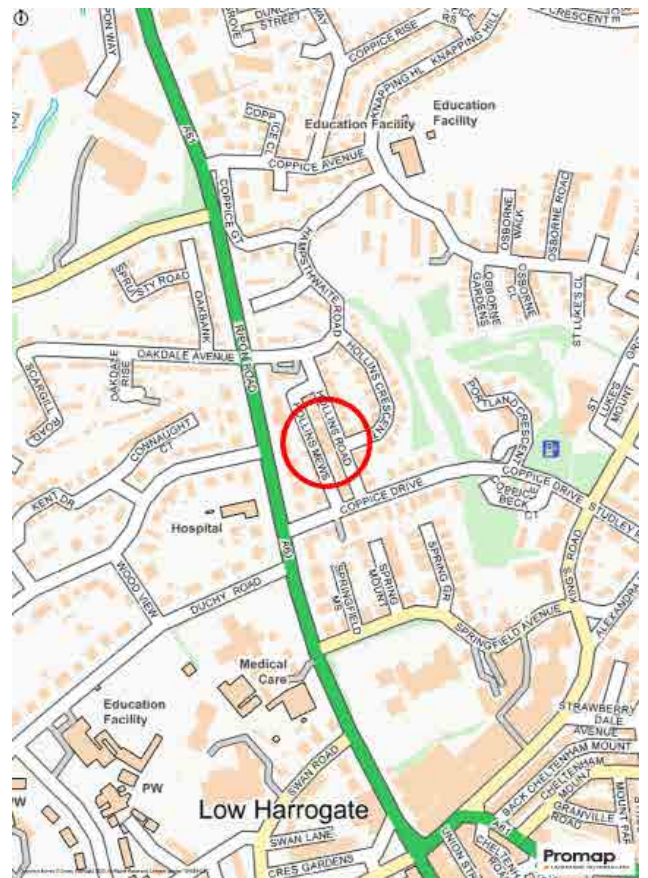
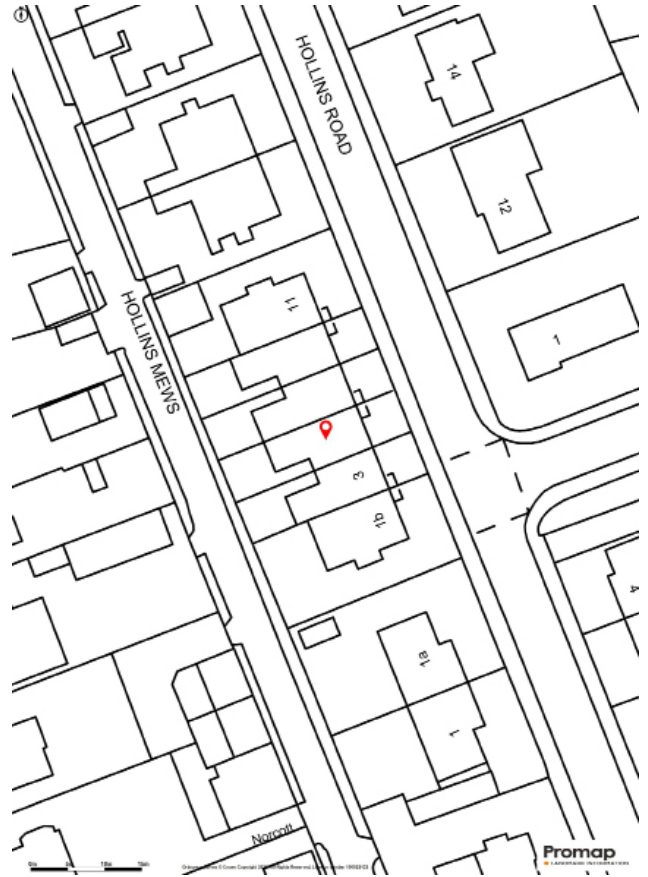
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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