



VERITY
FREARSON

32 ST GEORGE'S ROAD, HARROGATE, HG2 9BS

OFFERS OVER £800,000

32 ST GEORGE'S ROAD,

Harrogate, HG2 9BS

A fantastic opportunity to purchase a spacious and well-presented detached property, offering generous and flexible accommodation within this desirable south Harrogate location. The flexible accommodation comprises a four-bedroom house, together with a self-contained two-bedroom annexe which can be used via a separate entrance or accessed from the main house. The annexe offers potential for a variety of uses for including dependent relatives, Air B&B / rental income or home office.

On the ground floor there is a superb open-plan living area, together with a separate snug, kitchen, cloakroom and utility room. Within the annexe there are potentially two bedrooms, a reception room, en-suite shower room, WC and kitchen. On the first floor there are four double bedrooms, house bathroom and en-suite shower room. The property has the benefit of excellent storage space with a loft which provides a useful storage area as well as a loft above the garage, which provides storage and is currently used as a workshop. There is a generous driveway which provides ample off-road parking and to the rear of the property there is an attractive lawned garden.



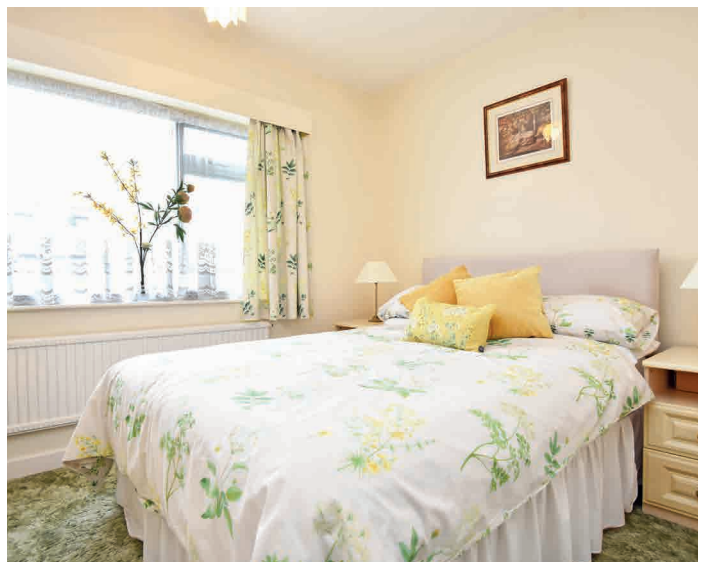
Sitting / Dining Room · Study/Snug · Cloakroom · Utility Room

Annexe - Kitchen · Living Room / Dining Room · Cloakroom · 2 Bedrooms · En-Suite

4 Bedrooms · En-Suite Shower Room · Bathroom · Loft

Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING / DINING ROOM

A large open-plan living area with bay window to front and further window to rear overlooking the garden.

STUDY / SNUG

A further reception room or office with bay window and fitted cupboard.

CLOAKROOM

With WC and washbasin. Tiled walls and floor.

KITCHEN

With a range of wall and base units with fitted dining table, gas hob, double oven, integrated dishwasher and plumbing for washing machine.

UTILITY ROOM

With plumbing for washing machine and space for appliances.

ANNEXE

There is a self-contained annex with a private entrance to the side of the property, as well as access from the main property via the utility room. The accommodation can be arranged to provide either one or two bedroom accommodation including -

KITCHEN

With a range of fitted units, gas, hob and oven. Space for appliances. Door leads to the garden.

LIVING ROOM / DINING ROOM

A reception room with a window overlooking the garden.

CLOAKROOM

With WC and washbasin.

ANNEXE BEDROOM 1

A double bedroom with fitted wardrobes.

EN-SUITE BATHROOM

With WC, washbasin and bath with shower above.

SITTING ROOM / ANNEXE BEDROOM 2

A potential second annexe bedroom or a reception room with bay window to front and gas fire.

FIRST FLOOR LANDING

Large fitted cupboard with hot-water cylinder.

BEDROOMS

There are four good-sized double bedrooms. A Jack-and-Jill en-suite shower room can be accessed by two of the bedrooms.

EN-SUITE SHOWER ROOM

Which can be access via two of the bedrooms and has a WC, washbasin set within a vanity unit and shower. Heated towel rail.

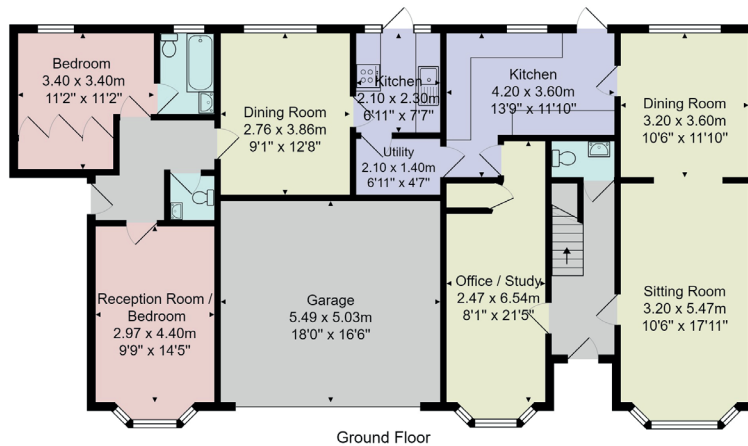
BATHROOM

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

LOFT

There is access to the loft which provides useful storage space.

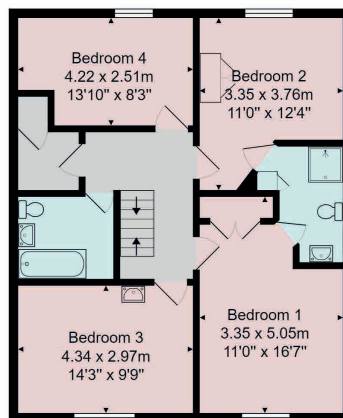
FLOOR PLAN



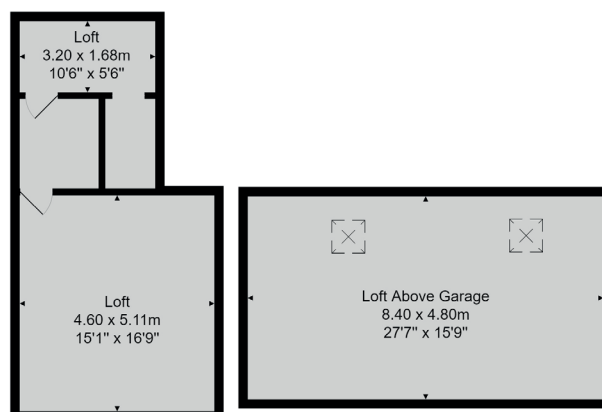
Ground Floor

Total Area: 227.5 m² ... 2449 ft² (excluding loft, loft above garage)

All measurements are approximate and for display purposes only.
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First Floor



Outside

A generous driveway provides ample off-road parking and leads to a double garage. A ladder provides access to a large loft area above the garage which provides useful storage space with Velux windows, light and power, currently used as a workshop. To the rear of the property there is an attractive garden with lawn, patio and decked sitting area.

Position

The property is situated in this desirable location, well served by excellent local amenities, which include shops and popular primary and secondary schools and is close to the Oval Gardens, the Stray and is within easy walking distance of Harrogate town centre.

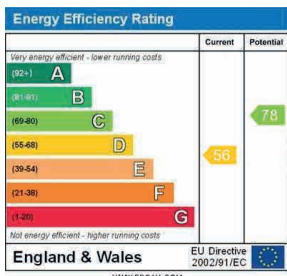
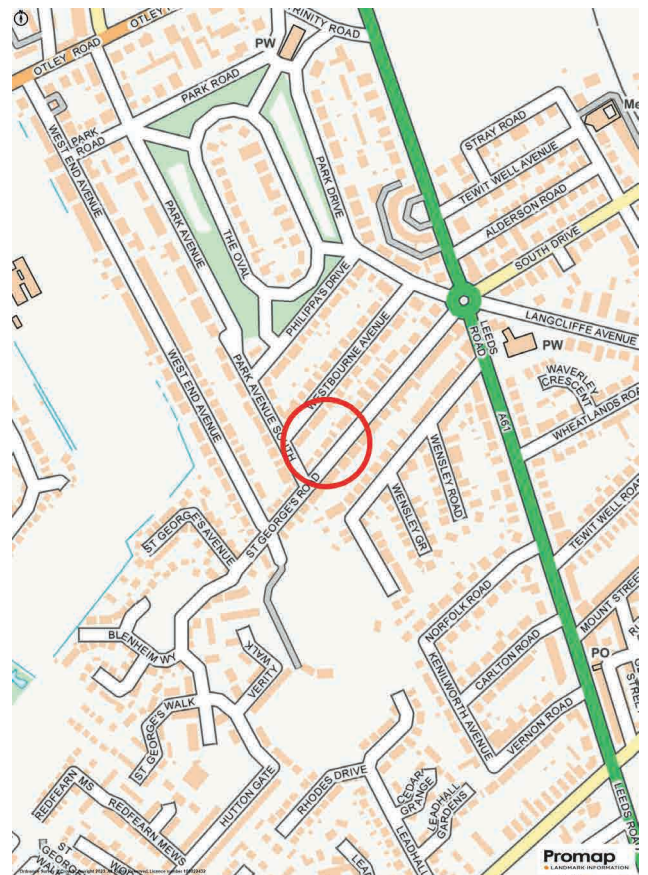
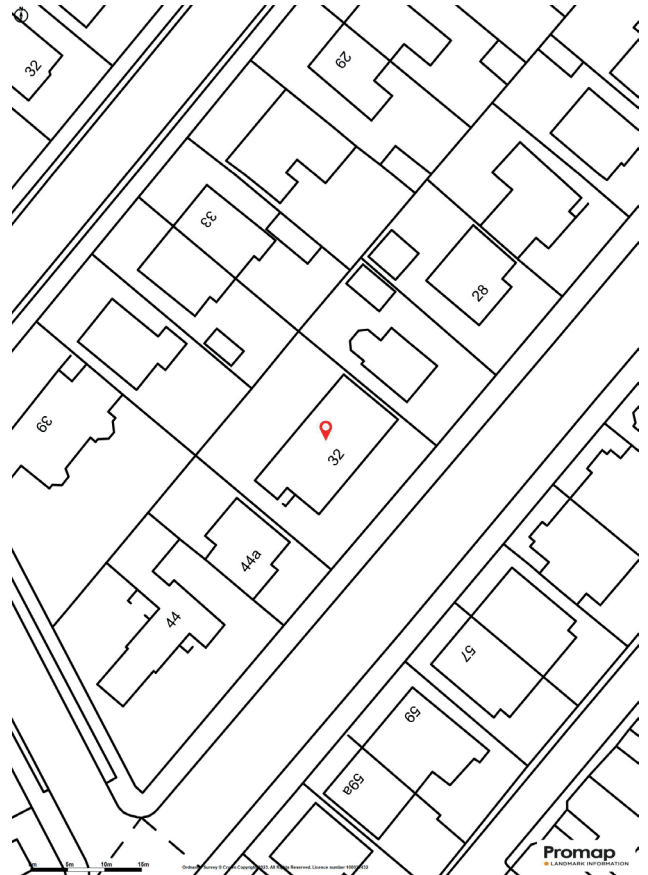
Services

All main 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@verityfrearson.co.uk
verityfrearson.co.uk





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verityfearson.co.uk