



VERITY
FREARSON

2A ARNCLIFFE ROAD, HARROGATE, HG2 8NQ

OFFERS OVER £700,000

2A ARNCLIFFE ROAD,

Harrogate, HG2 8NQ

A spacious and very well-presented four-bedroom detached family home with the benefit of a large and attractive rear garden, situated in a quiet and convenient location within this sought-after area of Harrogate.

This excellent family home has been remodelled by the current owners to a high standard and has the benefit of a new roof. On the ground floor, a reception hall welcomes you to the property and leads to the two large reception rooms and the dining kitchen. There is also a utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, including the main bedroom which has an en-suite shower room, in addition to the modern family bathroom.

A particular feature of the property is the generous outdoor space which includes a driveway which provides ample off-road parking with electric vehicle charging point, a garage and attractive gardens surrounding the property, including the very large rear garden which has lawn and paved sitting areas and a summer house.

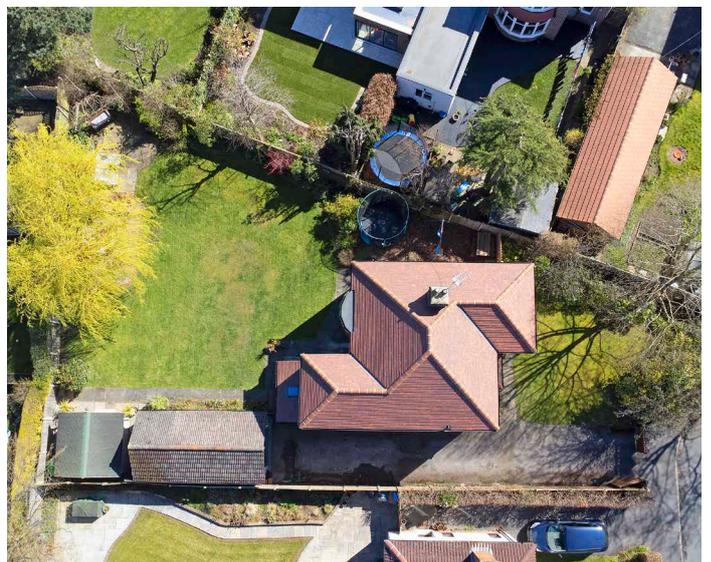


Sitting Room · Family Room · Dining Kitchen · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Electric Vehicle Charging Point · Large Garage · Large Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with a window to front and attractive tiled fireplace with wood surround and living- flame gas fire.

FAMILY ROOM

A further reception room with attractive tiled fireplace with wood surround and living-flame gas fire. Bay window overlooking the garden.

DINING KITCHEN

With dining area and windows to the side. The kitchen comprises a range of wall and base units with oak worktops, range cooker, and space for appliances.

UTILITY

With space and plumbing for washing machine and tumble dryer. Door to rear.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and bay window.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower.

BEDROOM 2

A double bedroom with bay window to rear.

BEDROOM 3

A double bedroom.

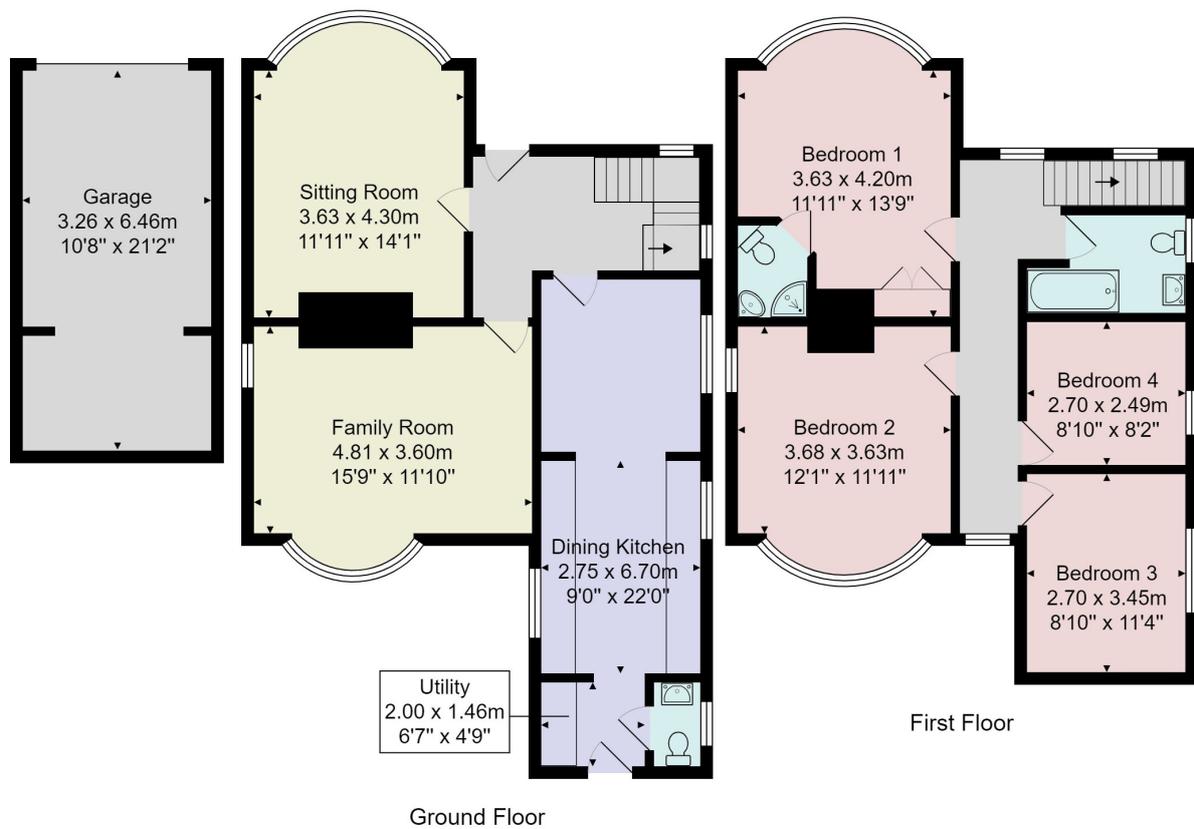
BEDROOM 4

A further double bedroom.

BATHROOM

A white suite with WC, washbasin set within a vanity unit. and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 135.3 m² ... 1456 ft² (excluding garage)

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 drive provides parking with an electric vehicle charging point and leads to a large garage. To the rear of the property there is a large garden with lawn and paved sitting areas and well-stocked borders. Lawned garden to the front and further garden area to the side of the property, currently used as a play area. There is a summer house which has light and power.

Position

The property is situated in a quiet position within the popular "Saints" area of Harrogate and is well served by excellent local amenities which include popular primary and secondary schools, and just a short distance from the town centre via the famous Harrogate Stray.

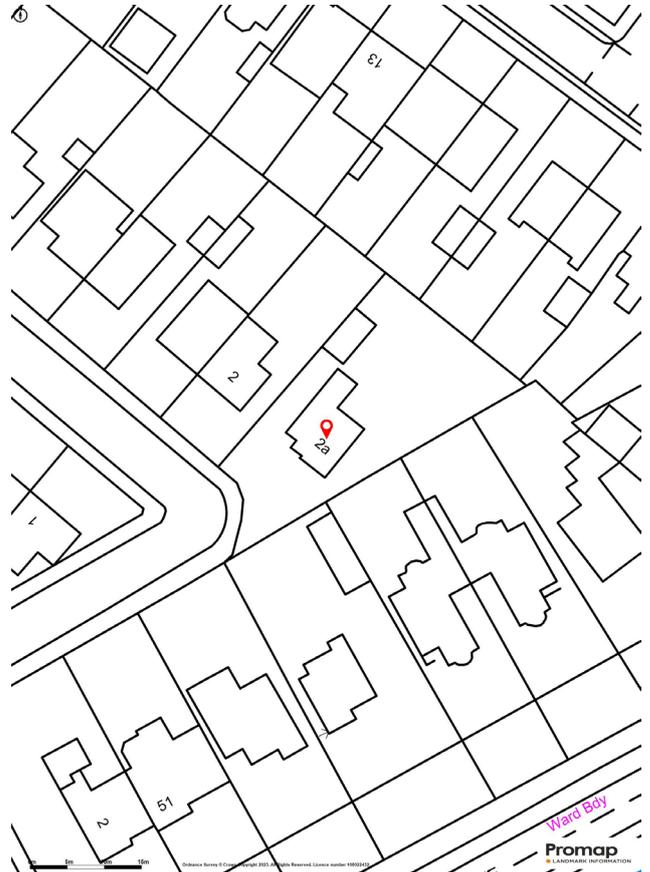
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	65	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Harrogate

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