



VERITY
FREARSON

16 ST HELEN'S ROAD, HARROGATE, HG2 8LB

£599,950

16 ST HELEN'S ROAD,

Harrogate, HG2 8LB

A spacious and well-presented four-bedroom semi-detached house with attractive garden, in this popular location close to excellent schooling.

This super property has been extended to provide generous and flexible family living accommodation. On the ground floor there is a large sitting room and dining kitchen together with a further good sized reception room, study, utility and downstairs WC. There are four bedrooms plus a house bathroom, ensuite shower room and fixed stairs lead to an attic room. A gravel drive provides off road parking and there is an attractive garden with artificial grass and patio.

The property is situated in this ever-popular location close to excellent local amenities which include popular schooling, local shops, Hornbeam Park railway station and Harrogate Stray.



2 Reception Rooms · Cloakroom · Utility Room · Dining Kitchen

4 Bedrooms · En-Suite Shower Room · House Bathroom · Attic Room

Off-Road Parking · Attractive Garden To Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A very large reception room with bay window to front and further windows to the front and side. Attractive fireplace with living flame gas fire.

CLOAKROOM

With WC and washbasin.

DINING KITCHEN

With a spacious dining area and windows and glazed doors overlooking the garden. The kitchen comprises a range of fitted wall and base units with granite worktop, island and breakfast bar. Induction hob, double oven and integrated dishwasher.

UTILITY

With worktop and sink with space and plumbing for washing machine and tumble dryer. External door to the side.

FAMILY ROOM

A further good-sized reception room with windows and glazed doors overlooking the garden. There is an external door to the front which provides potential separate entrance so the room could be used as a work from home office with self-contained access if required.

SNUG / OFFICE

Offering flexible living as a further sitting area or office/gym with windows overlooking the garden. Could be used as a self contained annex.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and bay window.

BEDROOM 2

A double bedroom with window overlooking the garden.

EN-SUITE SHOWER ROOM

With WC, basin and shower. Radiator and tiled walls and floor.

BEDROOM 3

A double bedroom with window to front and steps leading to an attic room.

BEDROOM 4

A further bedroom with window to side.

BATHROOM

A white suite comprising WC, washbasin and bath with shower above. Tiled walls and floor and radiator.

SECOND FLOOR

ATTIC ROOM

With skylight window and access to eaves storage.

FLOOR PLAN



Total Area: 199.2 m² ... 2144 ft² (excluding eaves storage)

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

A gravel drive to the front provide off-road parking. To the rear there is an attractive garden with artificial grass, planted borders and patio. Outside store.

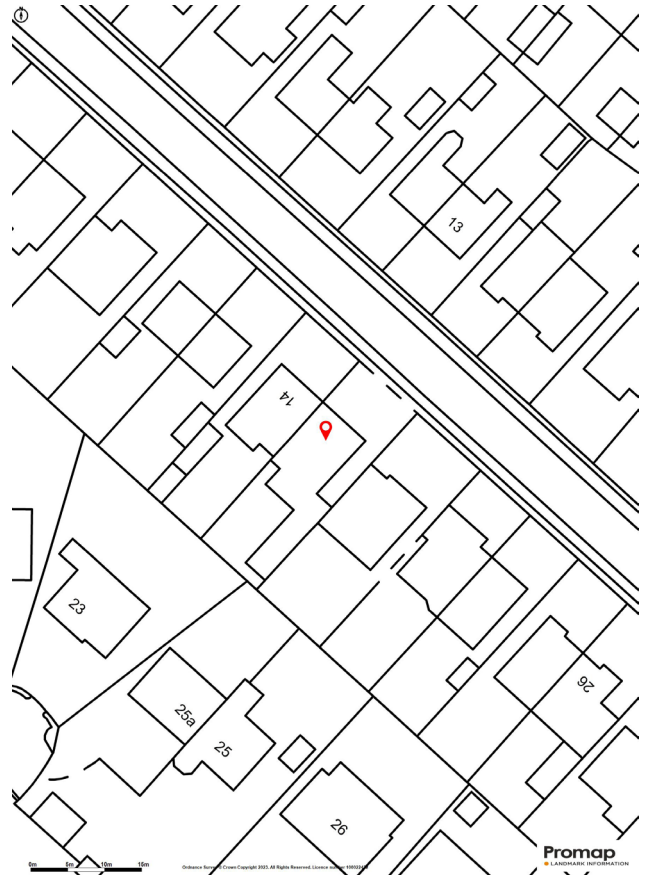
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(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

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

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





VERITY
FREARSON

verityfearson.co.uk