



VERITY  
FREARSON

BRIDGEWOOD, 22 SOUTH DRIVE, HARROGATE, HG2 8AU

GUIDE PRICE £1,100,000

# BRIDGEWOOD, 22 SOUTH DRIVE,

*Harrogate, HG2 8AU*

**An impressive eight-bedroom semi-detached period property with accommodation extending to 4,000 square feet over four storeys, large garden and parking, in this prime Harrogate position on the south side of the town centre and close to the famous Harrogate Stray.**

The generous accommodation is arranged over four stories, and in brief comprises a spacious reception hall with attractive staircase leading to the first floor, a sitting room with wood-burning stove, an additional family room and a stunning open-plan kitchen and dining area with windows and doors overlooking the garden. Upstairs, there are eight bedrooms and two bathrooms, and there is also basement which provides useful additional space and potential additional living accommodation and WC. The property occupies a large plot and has parking to the front and a large and attractive garden to the rear.

This impressive family home is situated in a desirable south Harrogate, location, close to excellent communities along Leeds Road, is within catchment of popular schools and just a short distance from Harrogate town centre via the famous Harrogate Stray.



Sitting Room · Family Room · Dining Kitchen

8 Bedrooms · Bathroom · Shower Room

Off-Road Parking · Large Garden







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with windows with fitted shutters, fitted shelving and wood-burning stove.

#### **FAMILY ROOM**

A further reception room with window to side with fitted shutters and an attractive ornamental fireplace.

#### **DINING KITCHEN**

A stunning open-plan kitchen and dining area with windows overlooking the garden and attractive fireplace. The kitchen comprises a range of stylish wall and base units with a point for a range cooker and space for appliances. Integrated microwave. Utility area with space and flooring for a washing machine and tumble dryer with glazed door leading to the garden.

### **LOWER GROUND FLOOR**

On the lower ground floor there are various basement rooms providing storage space, with potential to be used for additional living accommodation. Useful additional WC.

### **FIRST FLOOR** **BEDROOMS**

There are four good-sized bedrooms on the first floor with attractive original fireplaces. The main bedroom is a large double bedroom with bay window and fitted wardrobes.

### **BATHROOM**

An impressive, large family bathroom with WC, washbasin set within a vanity unit, large walk-in shower and free-standing roll-top bath.

### **SECOND FLOOR**

There are four further bedrooms on the second floor with ornamental fireplaces and some with fitted wardrobes.

### **SHOWER ROOM**

With a white suite comprising WC, twin washbasins and shower. Heated towel rail.

# FLOOR PLAN



Total Area: 390.0 m<sup>2</sup> ... 4198 ft<sup>2</sup>  
 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**

To the rear of the property there is a large and attractive garden with lawn and paved sitting areas. A drive to the front of the property provides off-road parking.

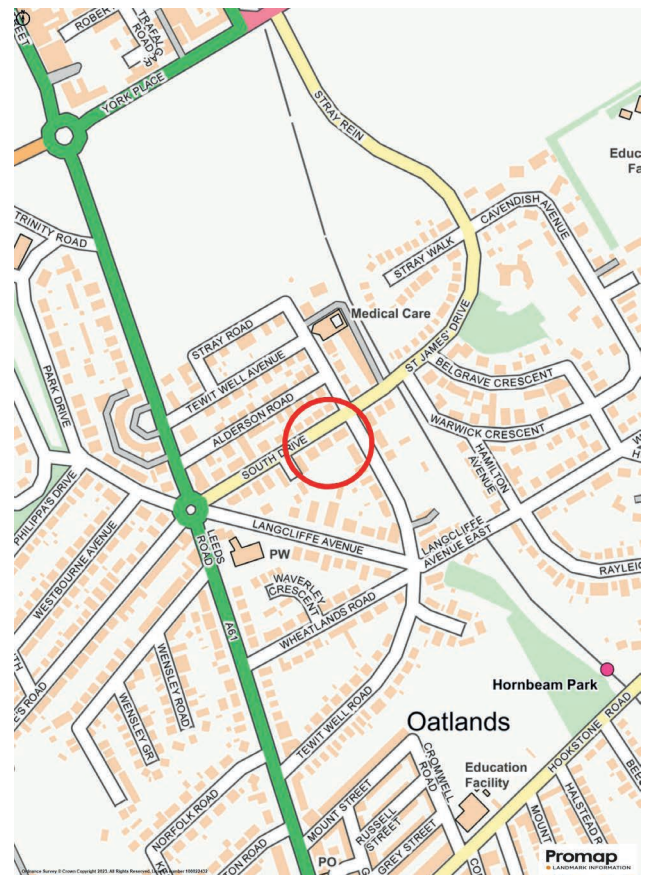
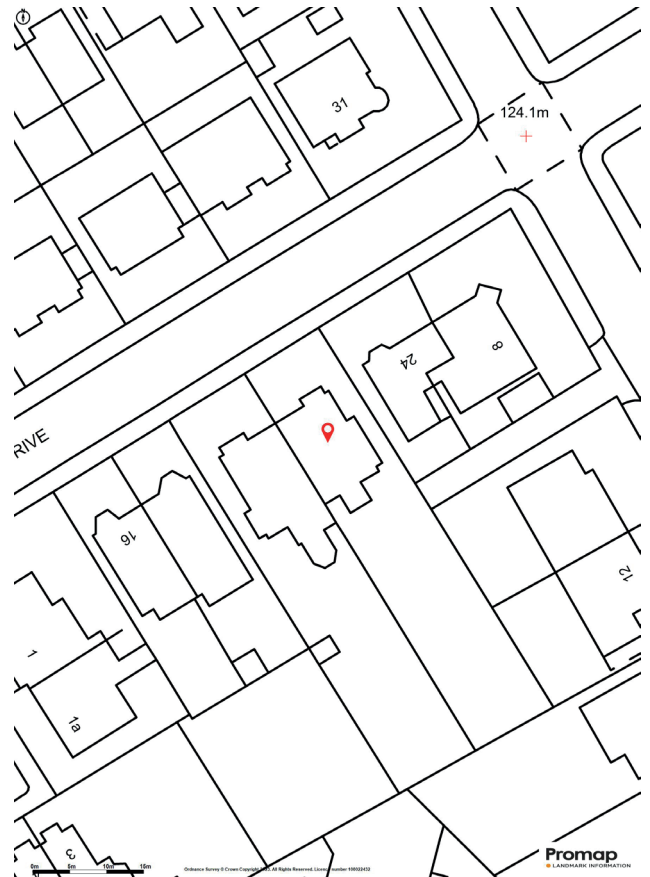
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	57	
(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@verityfrearson.co.uk  
verityfrearson.co.uk





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)