



VERITY
FREARSON

17 VERNON ROAD, HARROGATE, HG2 8DE

OFFERS OVER £700,000

17 VERNON ROAD,

Harrogate, HG2 8DE

A fantastic opportunity to purchase a substantial semi-detached family home within this desirable south Harrogate location, with parking, garage and an attractive south-facing garden. This excellent property now offers the opportunity to update, modernise and adapt the accommodation to suit their own requirements.

The accommodation comprises two large reception rooms on the ground floor, together with a kitchen and bathroom. On the first floor there are five good-sized bedrooms and a shower room with separate WC. There is a drive to the front of the property which provides ample parking and leads to a garage and outside store / workshop, whilst to the rear there is an attractive south-facing garden with lawn and patio.

The property is situated in this desirable south Harrogate location just off Leeds Road, close to a parade of shops, Hornbeam Park railway station, and within the catchment area of Harrogate's most popular primary and secondary schools. Offered for sale with no onward chain.

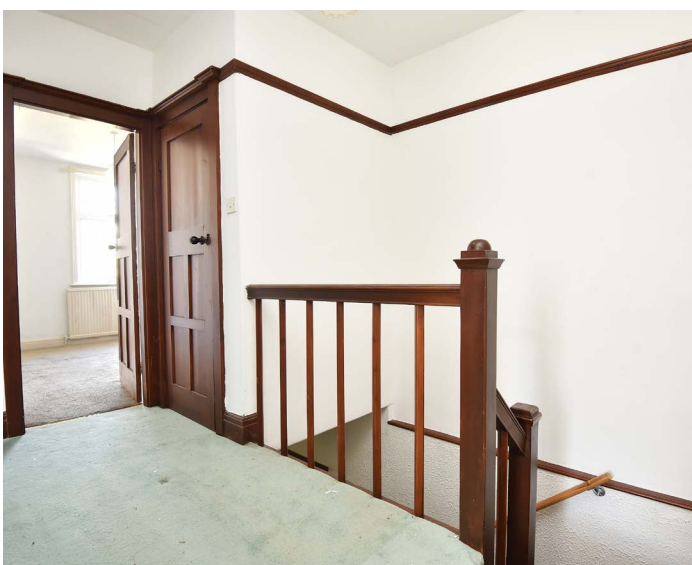


Sitting Room · Dining Room · Conservatory · Kitchen

5 Bedrooms · Bathroom · Shower Room with Separate WC

Off-Road Parking · Garage · Outside Store/Workshop · South Facing Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

An entrance vestibule leads to the spacious reception hall with stairs leading to the first floor. Under-stairs cupboard.

SITTING ROOM

A large reception room with bay window to front. Gas fire.

DINING ROOM

A further good-sized reception room with glazed doors, leading to the conservatory. Gas fire and fitted cupboards.

CONSERVATORY

With windows and glazed doors overlooking the garden.

KITCHEN

With a range of fitted wall and base units with space for appliances.

BATHROOM

With WC, washbasin and bath.

FIRST FLOOR

BEDROOMS

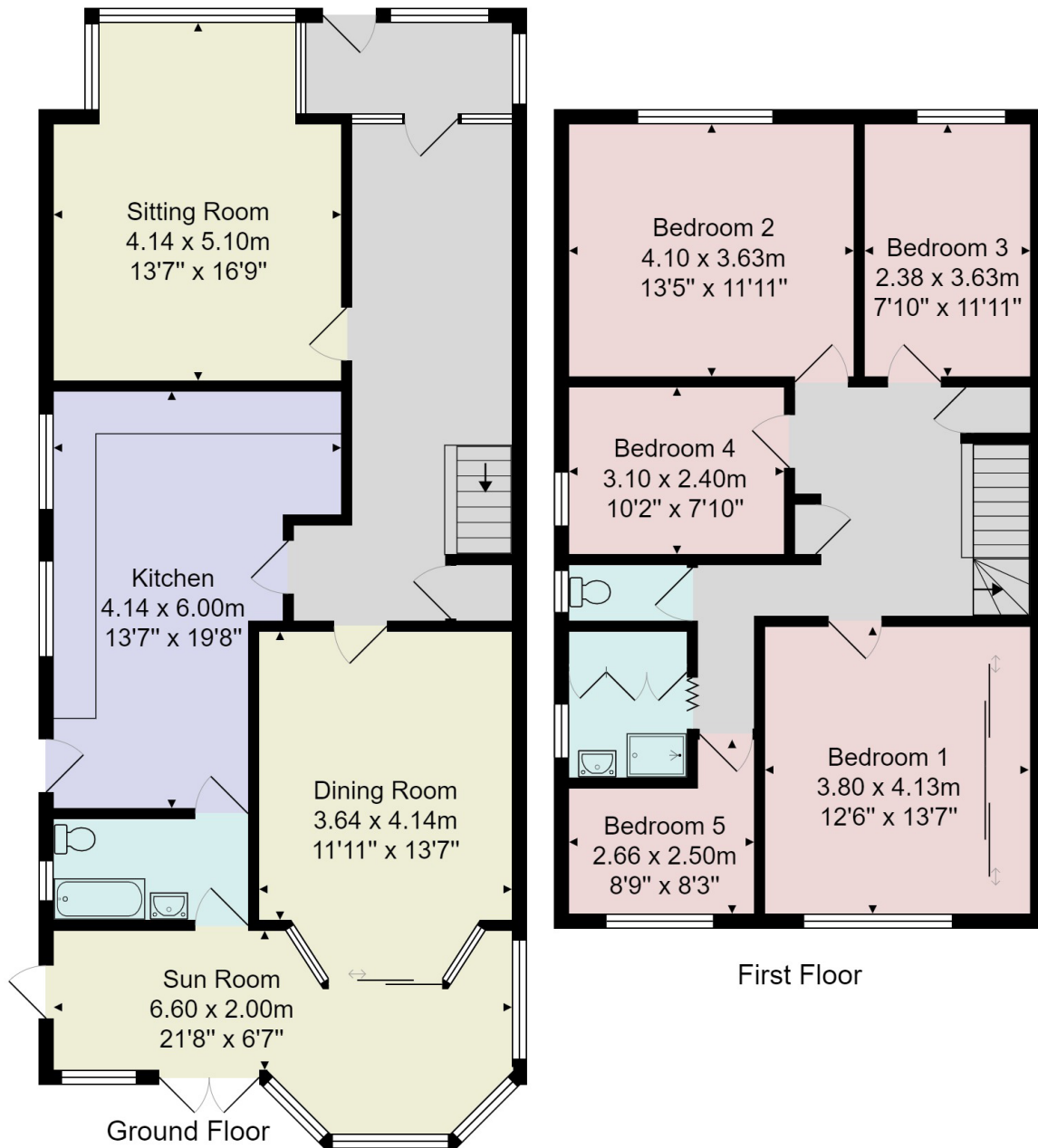
There are five first-floor bedrooms.

SHOWER ROOM

With shower and washbasin.

SEPARATE WC

FLOOR PLAN



Total Area: 176.5 m² ... 1899 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

There is a drive to the front which provides off-street parking and leads to a garage and outside store / workshop. To the rear there is a good-sized south facing garden with lawn and patio.

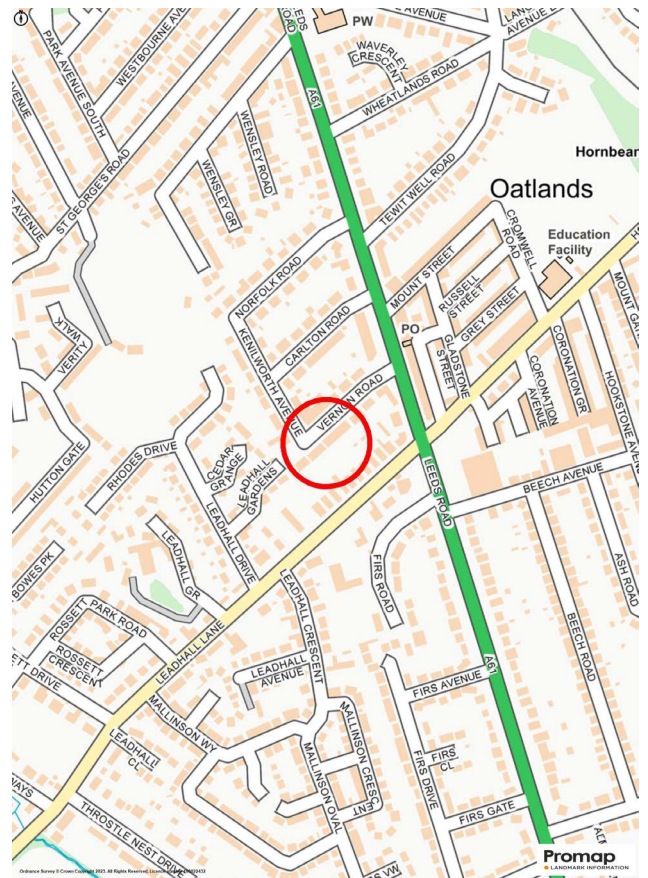
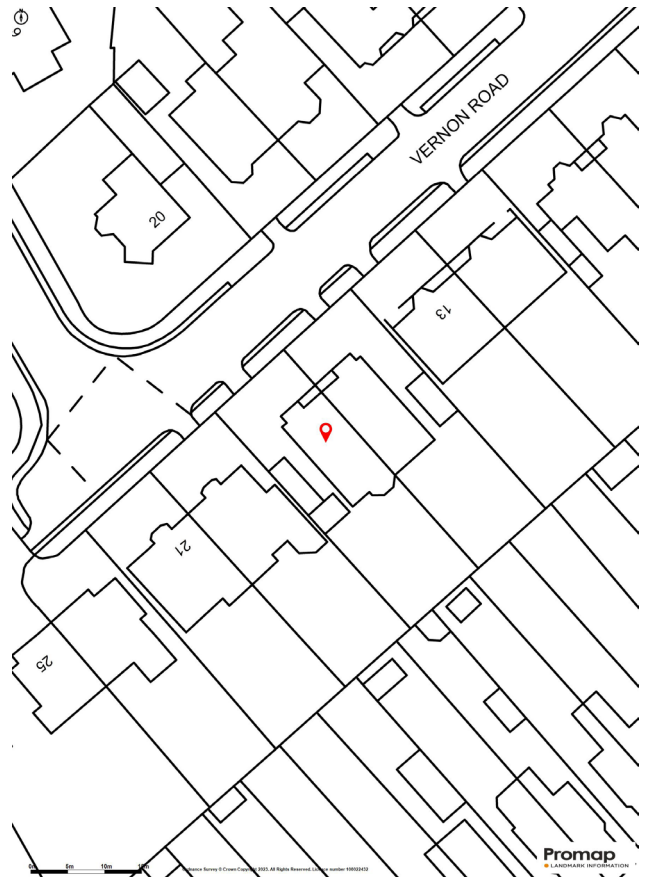
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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