



VERITY
FREARSON

12 ROSLYN ROAD, HARROGATE, HG2 7SB

OFFERS OVER £695,000

12 ROSLYN ROAD,

Harrogate, HG2 7SB

A stunning and most individual four / five-bedroom home situated in a most attractive position directly overlooking the famous Harrogate Stray. This surprising property has been skilfully and sympathetically extended and modernised to now offer very generous and stylish accommodation over three levels.

The property enjoys an enviable location to the side of Harrogate, within walking distance of local amenities, excellent schools and town centre.

The property is sure to appeal to a wide variety of purchasers, an internal viewing is essential to appreciate both the calibre and quality of the accommodation together with the delightful Strayside position.



Living Room · Kitchen / Dining · Family Room · Laundry · Office

4 / 5 Bedrooms · Bathroom

Off-Road Parking · Garage · Garden







ACCOMMODATION

The well-appointed and generous accommodation comprises -

GROUND FLOOR **ENTRANCE HALL**

With wood flooring and aspect through to the Harrogate Stray.

SITTING ROOM

Attractive sitting room with bay window and door to the front and log-burner.

HOME OFFICE / BEDROOM 5

With windows to side and front, offering flexible usage.

SMART SHOWER ROOM

With corner shower cubicle and marble tiling.

DINING KITCHEN

A particular feature to the house is the generous dining kitchen and **FAMILY ROOM** off, the bi-folding doors leading onto the rear garden and Harrogate Stray. The kitchen has well-equipped units, Range cooker and integrated appliances.

UTILITY ROOM

With plumbing for washing machine, dryer and wall-mounted gas central boiler.

FIRST FLOOR **BEDROOMS**

Three good-sized bedroom to the first floor. Bedrooms 1 and 3 having superb views over the Stray.

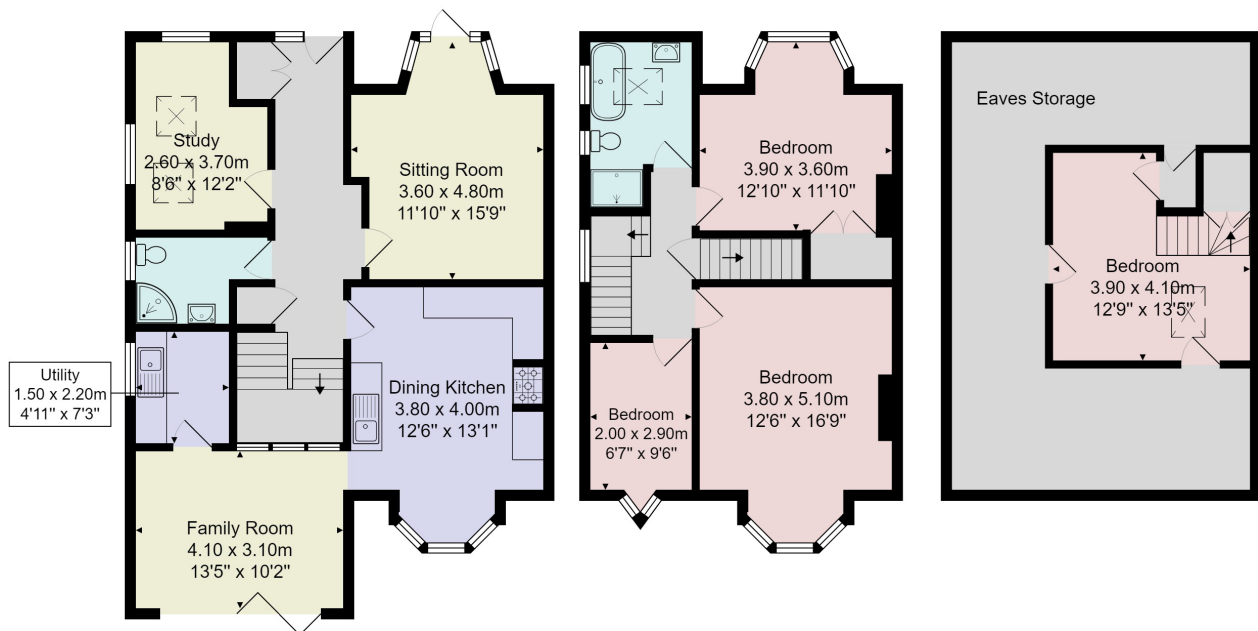
BATHROOM

Luxury house bathroom with white suite, incorporating roll-top bath, separate shower cubicle and marble tiling.

SECOND FLOOR **BEDROOM 4**

With Velux windows and generous storage.

FLOOR PLAN



Total Area: 147.9 m² ... 1592 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

Driveway and garage to the front.

Delightful gardens incorporating patio and lawn directly fronting onto the Stray.

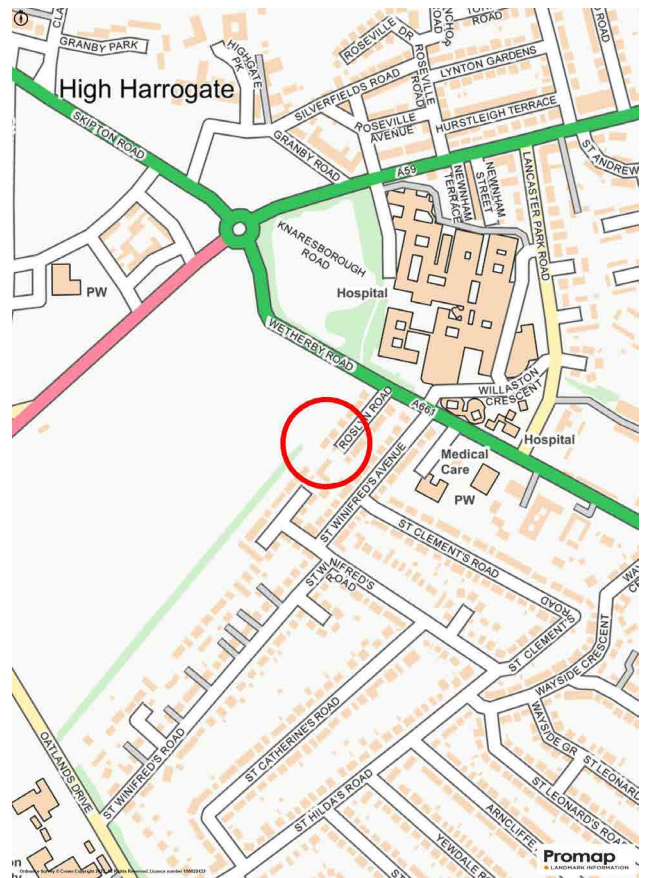
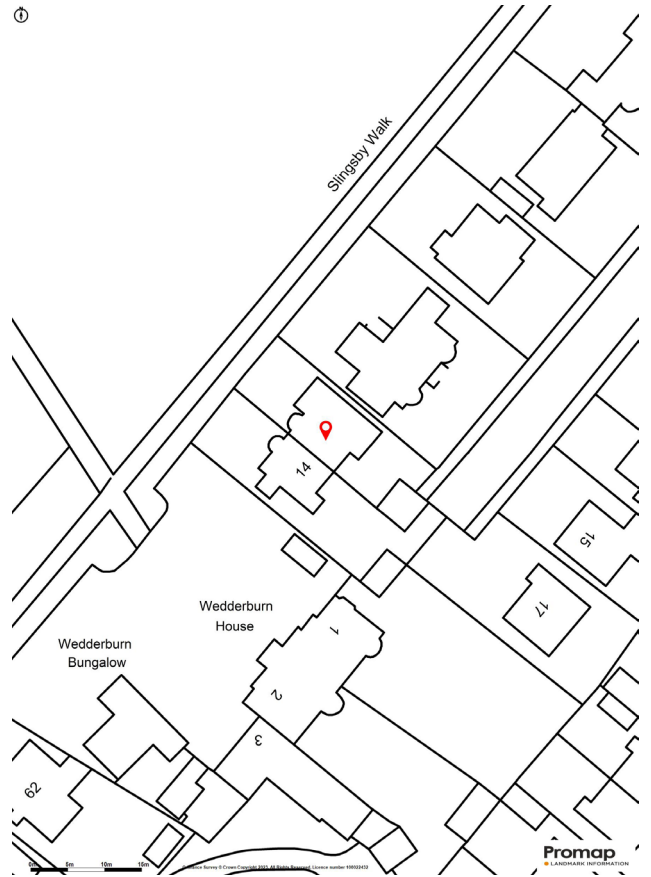
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(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