

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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23 Haywra Street, Harrogate, North Yorkshire, HG1 5BJ

**£365,000**

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 23 Haywra Street, Harrogate, North Yorkshire, HG1 5BJ

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A substantial stone-built period town house offering very well-presented four-bedroomed accommodation, with en-suite facilities, arranged over four floors.

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The excellent accommodation also features two reception rooms plus a lower-ground-floor kitchen, all with the benefit of gas-fired central heating. This excellent town house is situated in the centre of Harrogate, with all the town's amenities on the doorstep.

Haywra Street is conveniently situated close to Harrogate's railway and bus stations, providing excellent transport links to Leeds, York and other areas of the region. An early inspection of this very well-presented property is strongly recommended.





## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

#### **ENTRANCE HALL**

Central heating radiator, ceiling cornice, spotlighting to ceiling.

#### **LOUNGE**

Sash bay window to front. Central heating radiator, picture rail and ceiling cornice. Feature recessed fireplace and spotlighting to ceiling.

#### **DINING ROOM**

Sash window to rear. Central heating radiator, picture rail and spotlighting to ceiling. Shelving to left-hand recess.

#### **REAR LOBBY**

Window to rear and exterior door leading to private enclosed courtyard garden.

## **LOWER GROUND FLOOR**

### **KITCHEN**

Double-glazed window to rear. Fitted base cupboards with work surfaces above having inset 1½-bowl single-drainer stainless-steel sink unit, tiled splashbacks and matching wall-mounted units, including glazed display cabinets. Fitted breakfast bar and central heating radiator.

### **UTILITY ROOM**

Double-glazed window to rear. Gas-fired central heating boiler and plumbing for washing machine and dishwasher.

## **FIRST FLOOR**

### **BEDROOM 3**

Sash window to front and central heating radiator.

### **BEDROOM 4**

Sash window to front and central heating radiator.

### **BATHROOM**

Sash window to rear. Modern period-style white suite comprising low-flush WC, pedestal wash-hand basin, panelled bath and fully tiled shower cubicle. Half-panelled walls and central heating radiator.

## **SECOND FLOOR**

### **BEDROOM 1**

uPVC double-glazed sash window to front, central heating radiator and fitted wardrobes. Spotlighting to ceiling.

### **EN-SUITE SHOWER ROOM**

With fully tiled shower cubicle and low-flush WC. Extractor fan.

### **BEDROOM 2**

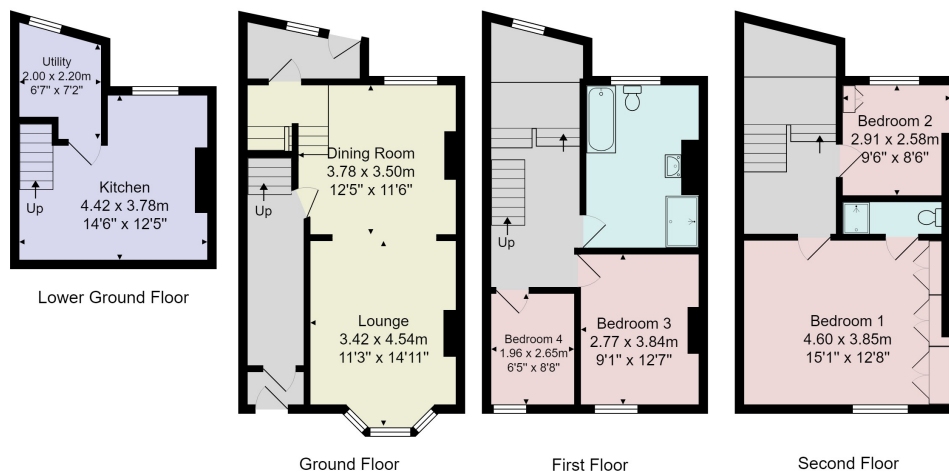
uPVC double-glazed sash window to rear. Central heating radiator and fitted wardrobes.

## **OUTSIDE**

Attractive enclosed forecourt garden to the front with path leading to the front door. To the rear is an enclosed courtyard garden with a pleasant southwesterly aspect.

**Tenure** - Freehold

**Council Tax Band** - D



Total Area: 133.6 m<sup>2</sup> ... 1438 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.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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