



VERITY
FREARSON

5 YORK ROAD, HARROGATE, HG1 2QA

GUIDE PRICE £975,000

5 YORK ROAD,

Harrogate, HGI 2QA

An impressive stone-built semi-detached period property offering generous and flexible accommodation with parking and garden, situated in this prime Harrogate position close to the town centre within the prestigious Duchy estate and a two-minute walk from the famous Valley Gardens.

This substantial property offers flexible accommodation, which could be used as a large family home, or potentially be used as multiple apartments. The property is now offered to the market for the first time in over 50 years. The current owners who have used the property as a family home have created two separate self-contained apartments over the years, hence there being a utility room on the first floor. This spacious property currently provides accommodation extending to 3,747 square feet. On the ground floor there are two reception rooms, a kitchen and bathroom. On the upper floors there are five bedrooms, WC, shower room, box room, and a utility. There is also a large basement which provides useful storage space and utility area, with huge potential for further development in the future. To the front of the property, a driveway provides parking, whilst to the rear there is a good-sized garden with lawn and patio. Offered for sale with no onward chain.



Reception Hall · Sitting Room · Dining Room · Kitchen · Bathroom · Basement

5 Bedrooms · Utility · Cloakroom · Bathroom

Ample Off-Road Parking · Good-Sized Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE VESTIBULE

Doors lead to an entrance vestibule with stained-glass door. Leads to –

RECEPTION HALL

Fitted cupboard.

SITTING ROOM

A large reception room with attractive fireplace and gas fire. Stained-glass windows to front and rear.

DINING ROOM

A further large reception room with attractive fireplace and gas fire. Stained-glass window to front.

KITCHEN

With a range of fitted units and gas-fired Aga, space for appliances. Open plan to a dining area with windows and glazed doors overlooking the garden.

BATHROOM

With WC, washbasin, and bath with shower above.

LOWER GROUND FLOOR BASEMENT

There is a large basement with various rooms that provide useful storage space and a large utility room with a tiled flooring, fitted units, sink and space and plumbing for washing machine and tumble dryer. Tiled floor.

FIRST FLOOR BEDROOMS

On the first floor there are three large double bedrooms, including the main bedroom which has an attractive, original black marble fireplace. Stained-glass windows to the front.

UTILITY ROOM

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

CLOAKROOM

With WC and washbasin.

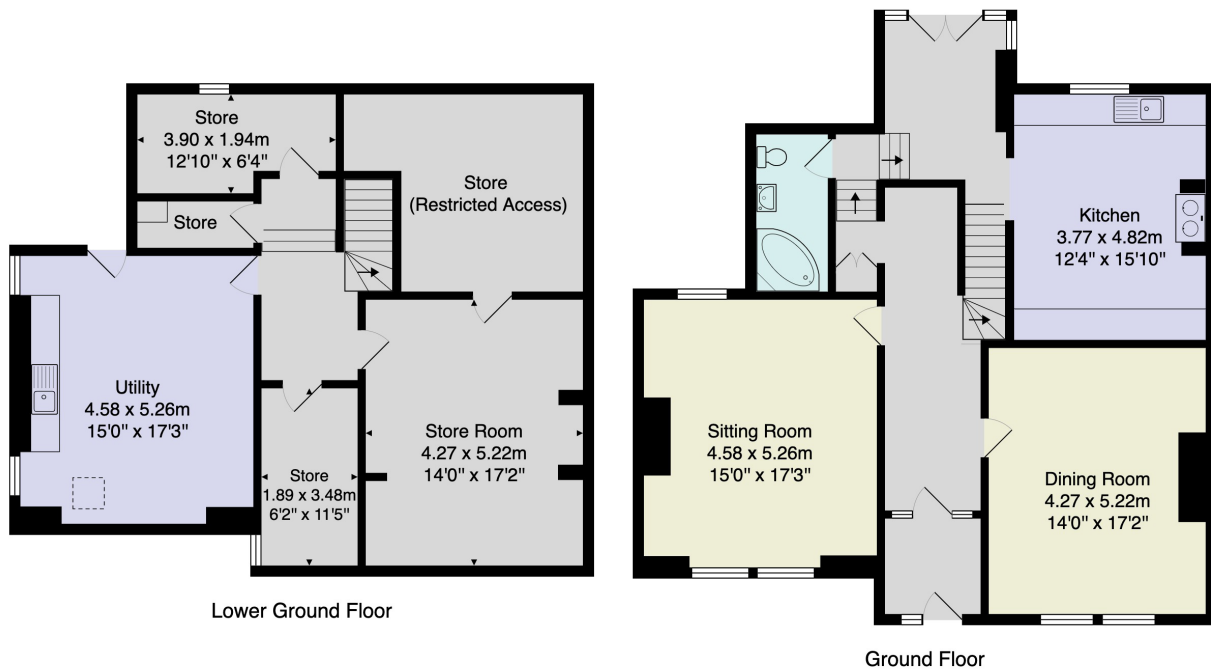
SECOND FLOOR

On the second floor there are two further large double bedrooms, together with a box room which provides useful storage space and has potential to be used as an office.

BATHROOM

With WC, washbasin and shower.

FLOOR PLAN



Total Area: 348.1 m² ... 3747 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

A drive to the front provides ample space for parking. To the rear of the property there is a good-sized and attractive walled garden with lawn, well-stocked borders and paved sitting areas.

Position

The property is situated in this desirable position, close to the centre of Harrogate within the sought-after Duchy estate.

Agents Note

The property sale is subject to probate.

Services

All mains services connected.

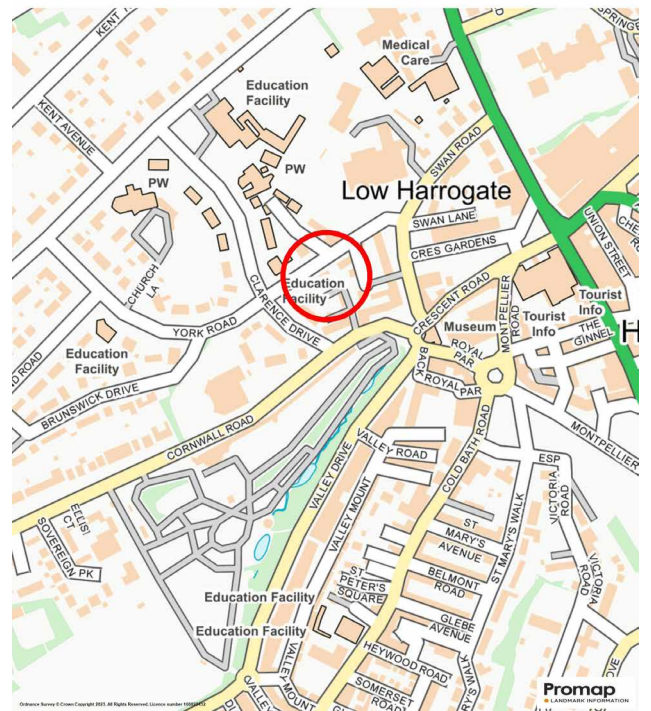
Tenure

Freehold

Council Tax Band - C



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		78
D	(55-68)		
E	(39-54)	47	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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