



VERITY
FREARSON

29 ARNCLIFFE ROAD, HARROGATE, HG2 8NH

GUIDE PRICE £625,000

29 ARNCLIFFE ROAD,

Harrogate, HG2 8NH

A beautifully presented and spacious five-bedroom semi-detached house with attractive garden, driveway and garage, situated in this popular location close to excellent schooling.

This super property has been extended and modernised to a high standard by the current owners to provide generous and flexible accommodation. On the ground floor there is a stunning open-plan kitchen and dining area, together with a separate sitting room, utility room and cloakroom. Upstairs, there are five bedrooms and two bathrooms. The property has an attractive garden with lawn and patio which enjoy a southwest-facing aspect.

The property is situated in this ever-popular location, close to excellent local amenities, which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray.

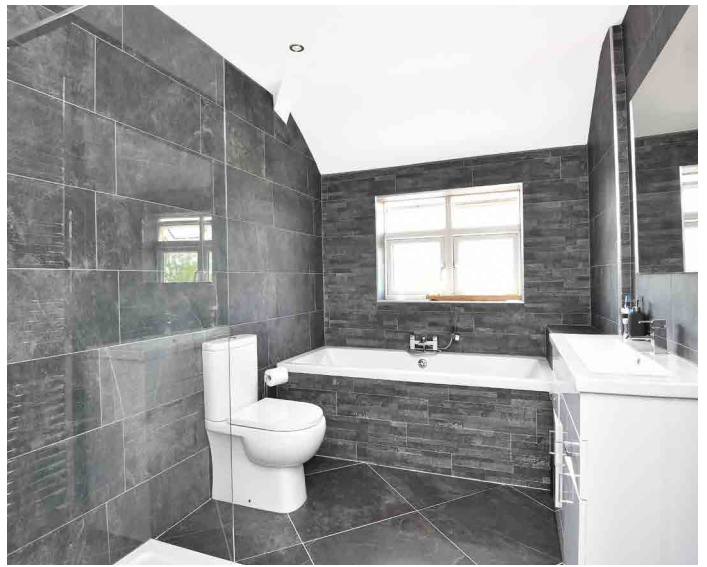
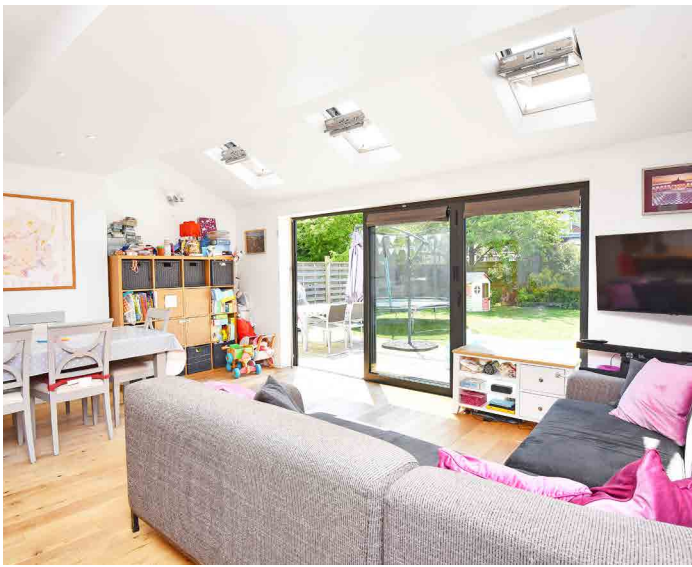


Sitting Room · Dining Kitchen · Cloakroom · Utility Room

5 Bedrooms · Shower Room · Bathroom

Off-Road Parking · Garage · Southwest-Facing Garden To Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with a bay window to the front and wood-burning stove.

DINING KITCHEN

With spacious sitting and dining areas with skylight windows, and bi-folding doors leading to the garden. The kitchen comprises a range of stylish wall and base units with oak worktops, island and breakfast bar. Gas hob, double oven, integrated fridge / freezer, dishwasher and wine fridge.

UTILITY ROOM

A large utility room with fitted units, space and plumbing for washing machine and tumble dryer. Window and door to rear.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor, including two double bedrooms, each with fitted wardrobes.

BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, bath and shower. Heated towel rail. Tiled walls and floor with under-floor heating.

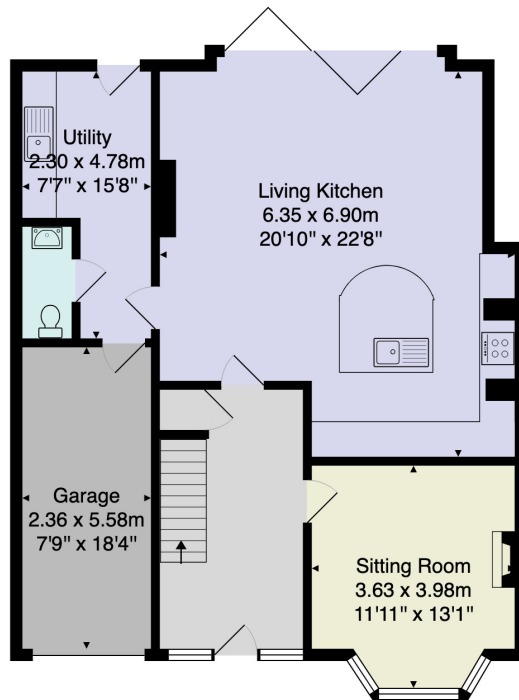
SECOND FLOOR BEDROOMS

There are two further bedrooms on the second floor.

SHOWER ROOM

A modern white suite comprising WC, washbasin, vanity unit and shower. Heated towel rail.

FLOOR PLAN

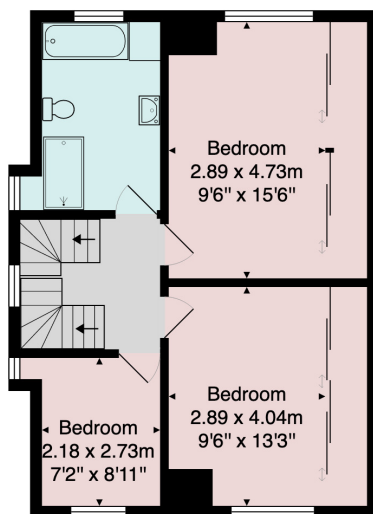


Ground Floor

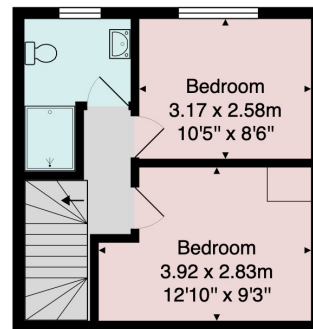
Total Area: 176.1 m² ... 1896 ft²

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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First Floor



Second Floor

Outside

A driveway provides parking and leads to the garage. To the rear there is an attractive southwest-facing garden with patio, lawn and planted borders.

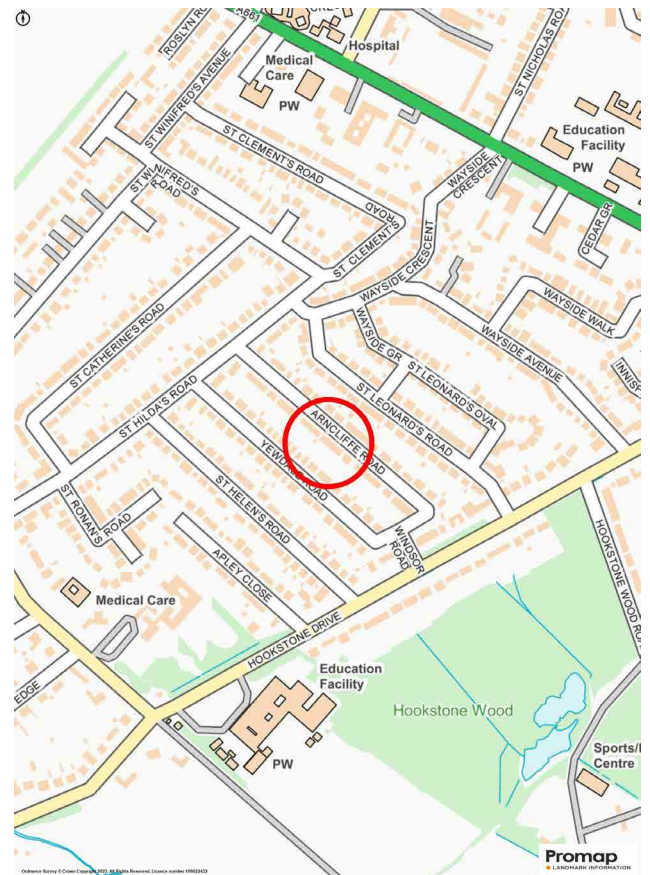
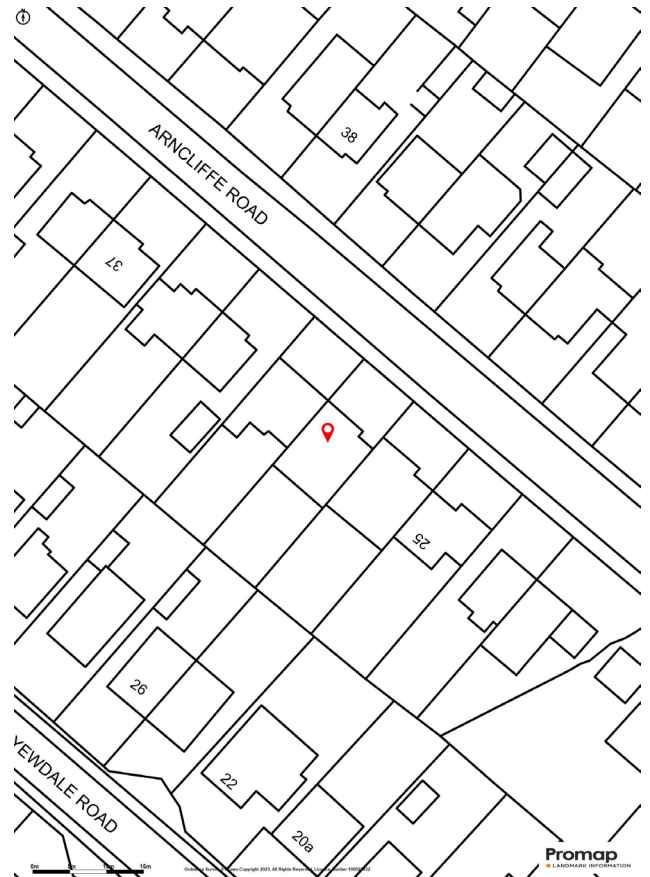
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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