



VERITY
FREARSON

10 HAMILTON AVENUE, HARROGATE, HG2 8JB

OFFERS OVER £800,000

10 HAMILTON AVENUE,

Harrogate, HG2 8JB

A beautifully presented five-bedroom semi-detached house situated in this desirable position on the south side of Harrogate, close to the famous 200-acre Harrogate Stray and within easy walking distance of the town centre.

This super property is appointed to a high standard and provides generous accommodation with two reception rooms, a stunning, modern extended dining kitchen, utility room and cloakroom. Over the upper two floors there are five good-sized bedrooms, bathroom and modern en-suite shower room. A driveway provides ample off-road parking and there is an attractive southwest-facing garden and useful garage / store. An internal inspection is strongly recommended to appreciate this exceptional home.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Single Garage / Store · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window to front and attractive fireplace with multi-fuel stove. Fitted shelving and cabinets.

FAMILY ROOM

A further large reception room with glazed sliding doors leading to the garden. Fireplace with living- flame gas fire.

DINING KITCHEN

A stunning extended kitchen and dining area with vaulted ceiling, skylight, windows and windows overlooking the garden. Spacious dining area and modern kitchen with a range of stylish wall and base units with granite worktops. Range cooker, integrated dishwasher and space for fridge / freezer.

UTILITY ROOM

With space and plumbing for the washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are four bedrooms on the first floor, including the main bedroom which has an en-suite shower room.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

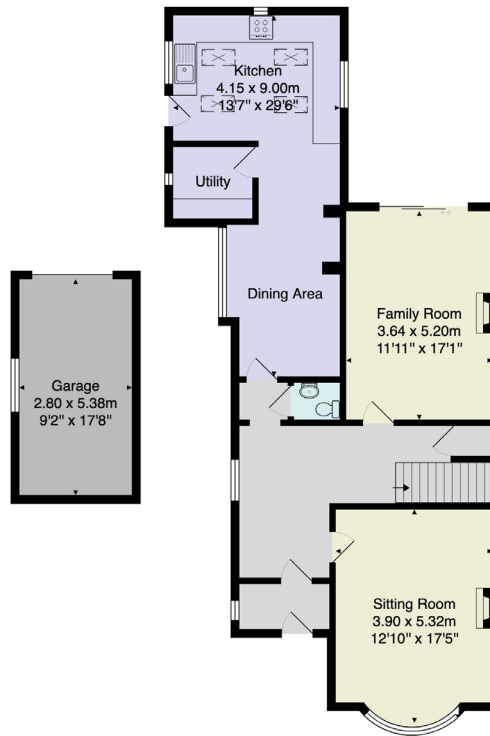
BATHROOM

A modern white suite comprising washbasin and bath with shower above. Fitted cupboard. Heated towel rail. Tiled walls and floor. Separate WC.

SECOND FLOOR

On the second floor there is a further bedroom together with a landing / study area and access to a large loft storage area.

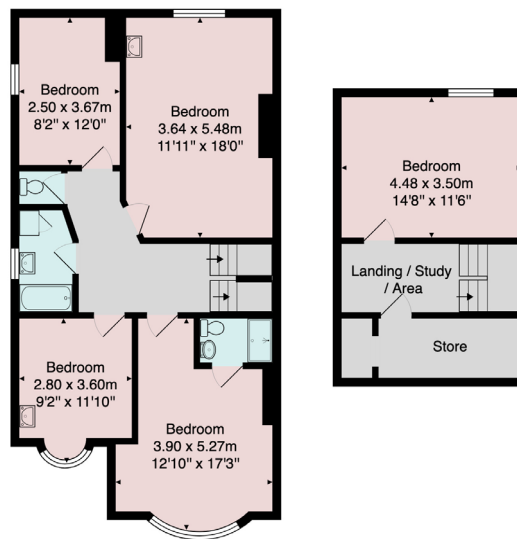
FLOOR PLAN



Ground Floor

Total Area: 193.6 m² ... 2084 ft² (excluding store, garage)

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

Outside

To the rear of the property, there is an attractive garden with lawn, patio and well-stocked borders. A drive provides off-road parking and there is a single garage / store which provides useful storage (not accessible by a vehicle).

Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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