VERITY
FREARSON

13 HIGH STREET, HARROGATE, HG2 7HX

£540,000

# 13 HIGH STREET,

*Harrogate, HG2 7HX*

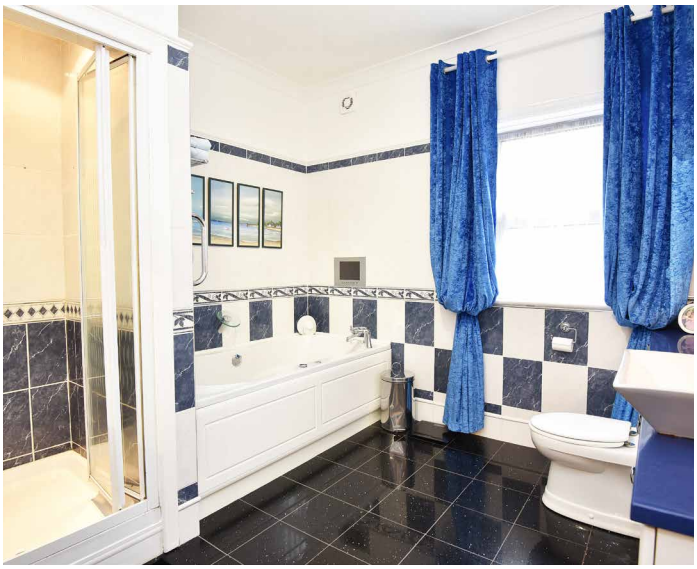
**A substantial five / six-bedroom semi-detached period property with a large and attractive garden, double garage and carport, situated in a convenient location close to a railway station and excellent local amenities.**

This is spacious and well-presented property provides generous and flexible accommodation arranged over three floors. On the ground-floor an entrance vestibule with original tiled floor and stained-glass windows leads to the spacious reception hall, which, in turn, leads to a sitting room, well-appointed dining kitchen, utility area and downstairs WC. On the first floor, there are three bedrooms, a house bathroom and two en-suite shower rooms, whilst on the top floor there are three bedrooms and a shower room. The property has a good-sized and attractive garden with lawn, well-stocked borders and sitting areas. A private lane to the rear provides access to the double garage, carport and bike shed. **NO ONWARD SALES CHAIN.**

Sitting Room · Dining Kitchen · Cloakroom

6 Bedrooms · 2 En-Suites · Shower Room · Bathroom

Off-Road Parking · Carport And Metal Motorbike Garage · Double Garage · Good-Sized Lawned Gardens



# ACCOMMODATION

**GROUND FLOOR**
**RECEPTION HALL**
An entrance vestibule has original tiled flooring and front door with stained-glass windows and leads to

**SPACIOUS RECEPTION HALL**
With under-stairs cupboard.

**CLOAKROOM**
With WC and washbasin. Space and plumbing for washing machine and tumble dryer.

**SITTING ROOM**
A spacious reception room with bay window and original fireplace with inset living-flame gas fire.

**DINING KITCHEN**
With spacious dining area and glazed doors leading to the garden. the kitchen comprises a range of wall and base units with island and breakfast bar. Dark blue AGA and space for appliances. Sliding doors lead to a separate utility area with space for appliances and glazed doors lead to the garden.

**FIRST FLOOR**
**BEDROOM 1**
A double bedroom with original fireplace.

**EN-SUITE SHOWER ROOM**
With WC, basin set with a vanity unit and shower. Heated towel rail.

**BEDROOM 2**
A double bedroom with bay window to the front and fitted wardrobe.

**EN-SUITE SHOWER ROOM**
With WC, washbasin and shower. Heated towel rail.

**BEDROOM 3**
A further bedroom or office.

**BATHROOM**
With WC, washbasin set within a vanity unit, and Jacuzzi bath. Separatw shower cubicle. Heated towel rail.

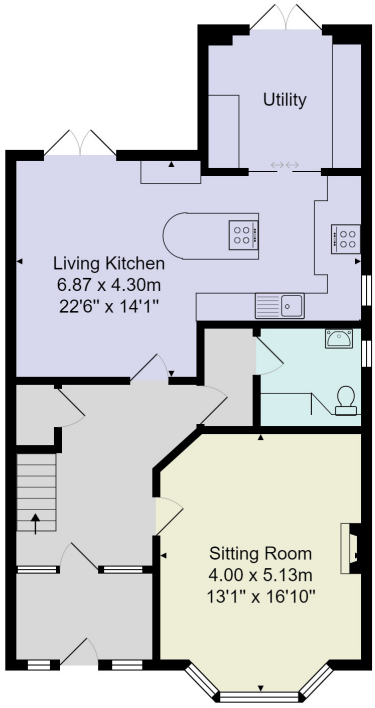
**SECOND FLOOR**
**BEDROOM 4**
A large bedroom with ornamental fireplace and washbasin. Built-in desk.

**BEDROOM 5**
A double bedroom with fitted wardrobe and washbasin. Built in desk and airing cupboard.

**BEDROOM 6**
A further bedroom.

**SHOWER ROOM**
With WC, washbasin and shower. Plumbing for washing machine.

# FLOOR PLAN




Ground Floor

Total Area: 207.0 m² ... 2228 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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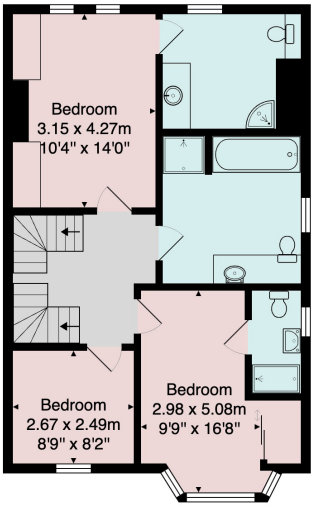
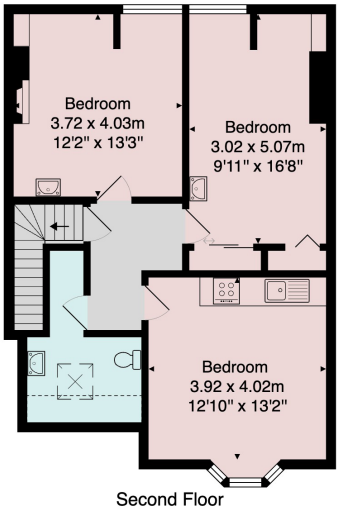



First Floor




Second Floor

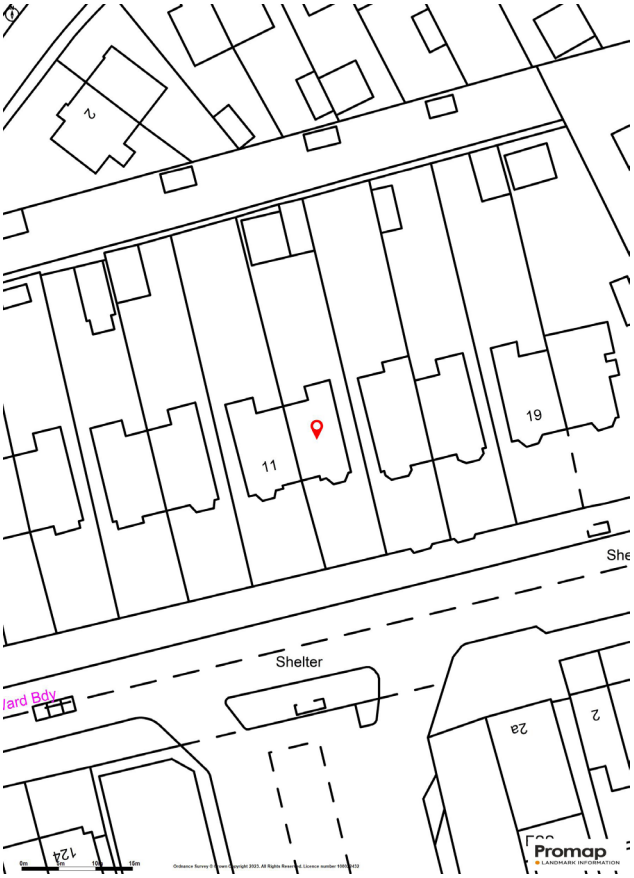
**Outside**
To the rear of the property there is a good-sized, attractive garden with lawn, well-stocked planted borders and sitting areas including a covered sitting area with lighting. To the rear there is a private road which provides access to a double garage, carport and metal motorbike garage. Useful storage sheds. Outside power points and lighting.

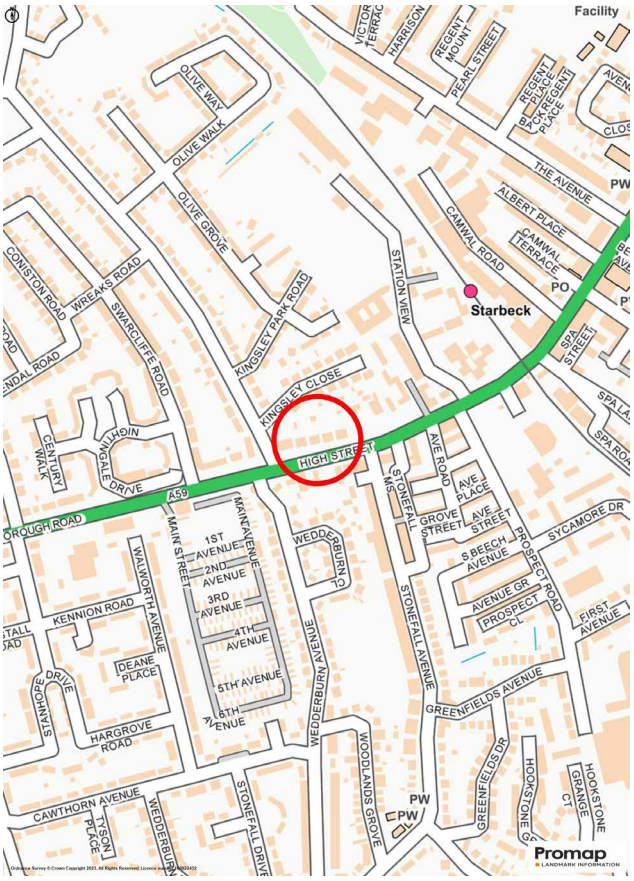
**Position**
Starbeck railway station is within a few minutes' walk of the property, as are a number of excellent local amenities along Starbeck High Street.

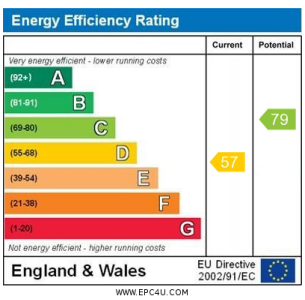
**Services**
All mains services connected.

**Tenure**
Freehold

**Council Tax Band - E**

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