



VERITY
FREARSON

23 ST HELEN'S ROAD, HARROGATE, HG2 8LB

OFFERS OVER £600,000

23 ST HELEN'S ROAD,

Harrogate, HG2 8LB

A beautifully presented and newly extended four-bedroom semi-detached house with attractive garden and driveway, 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 with separate sitting and dining areas with bi-folding doors overlooking the garden, together with two reception rooms, utility and cloakroom. Upstairs, there are four good-sized bedrooms a modern house bathroom and en-suite. The property has an attractive and good-sized garden with lawn and patio.

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.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Good-Sized Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window with fitted shutters and wood-burning stove. Window seat with storage below.

FAMILY ROOM

A further reception room with windows to front and side with fitted shutters.

LIVING KITCHEN

A stunning extended kitchen and living area with sitting and dining space with under-floor heating and glazed bi-folding doors, with inset blinds, overlooking the garden. The kitchen comprises a bespoke German-made kitchen with a range of stylish units and quartz worktops. Integrated appliances, including induction hob, double oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Door to garden.

CLOAKROOM

With WC, washbasin. Tiled floor and electric heated towel rail

FIRST FLOOR

BEDROOM 1

A large stunning master bedroom with window to rear with fitted shutters and dressing area with fitted clothes storage.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and walk-in shower. Tiled walls and floor. Electric heated towel rail.

BEDROOM 2

A double bedroom with a bay window with fitted shutters.

BEDROOM 3

A double bedroom with window to front with fitted shutters.

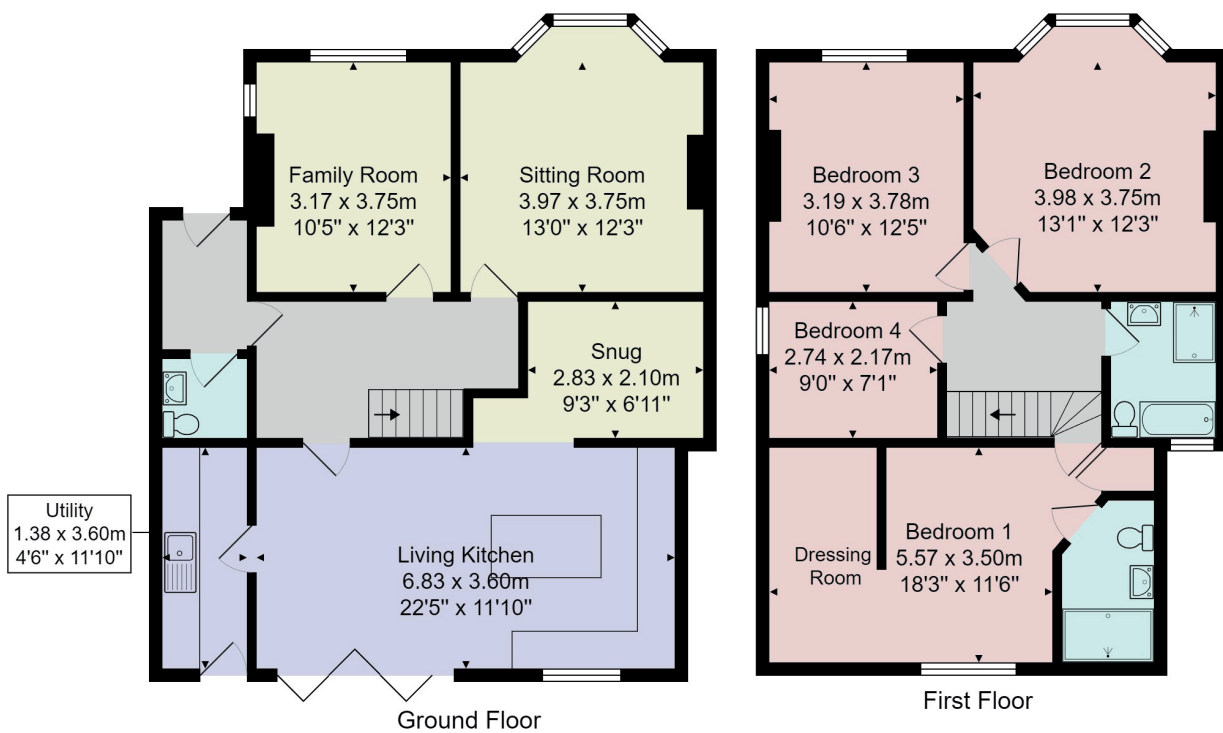
BEDROOM 4

A further bedroom.

BATHROOM

A modern white suite comprising WC, washbasin set atop a vanity unit, bath and large walk-in shower. Tiled walls and floor. Electric heated towel rail.

FLOOR PLAN



Total Area: 151.4 m² ... 1630 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 provides ample off-road parking. To the rear of the property, there is a good-sized and attractive garden with lawn, paved sitting areas and timber garden shed. Outside power and water points.

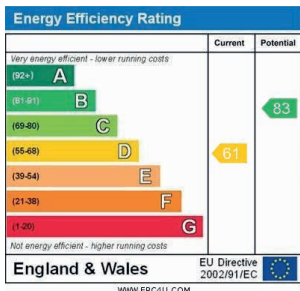
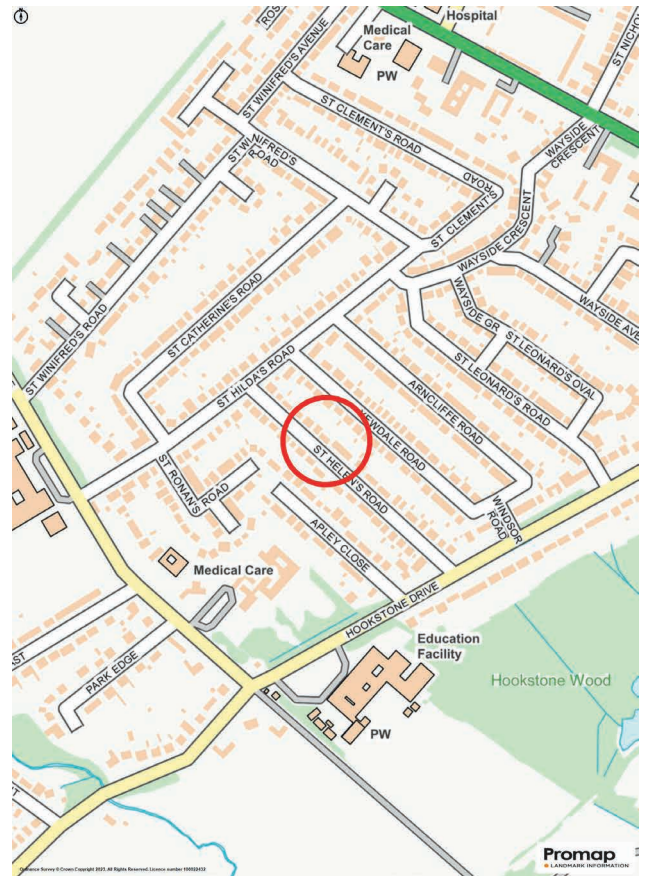
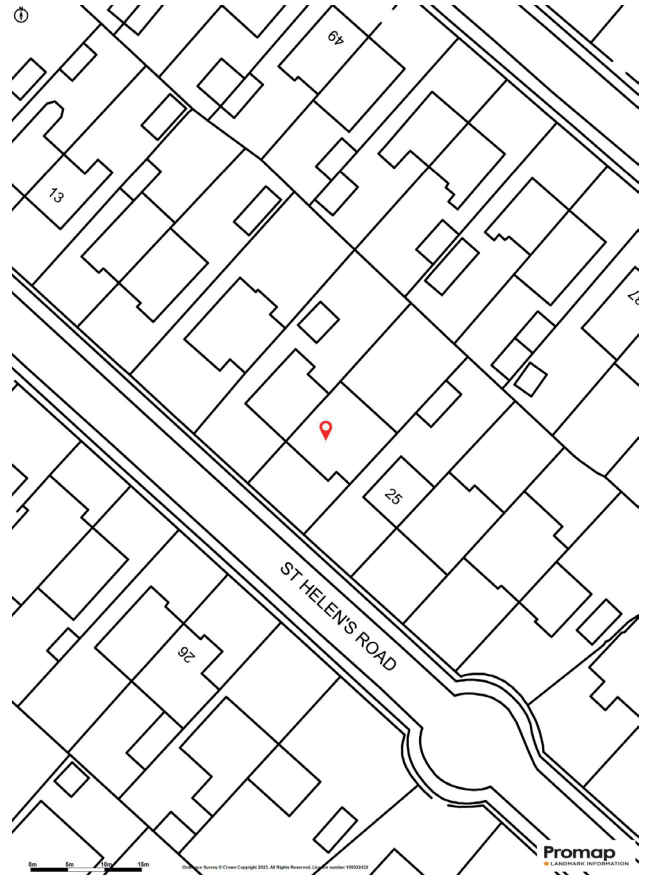
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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