



VERITY
FREARSON

9 ST MARKS AVENUE, HARROGATE, HG2 8AF

GUIDE PRICE £700,000

9 ST MARKS AVENUE,

Harrogate, HG2 8AF

A substantial and very well-presented Edwardian town house offering spacious five-bedroomed accommodation, situated in a prime residential position just off Leeds Road and within easy walking distance of Harrogate town centre via the famous Stray.

This superb family home has been modernised and improved by the current owners to provide well-appointed accommodation, with the benefit of gas central heating with modern boiler and double glazing throughout. The generous corner plot features off-street parking, enclosed gardens to front and private enclosed courtyard to side with south facing aspect. Situated in a quiet location approximately half a mile from the town centre via the beautiful Stray. An internal inspection of this super family home is highly recommended.



Sitting Room · Kitchen · Dining Room · Cloakroom with WC · Utility · Vestibule/Entrance Porch

5 Double Bedrooms · Shower Room · Separate WC · Bathroom · Landing/Snug · Loft

Off-Road Parking for Two Vehicles · Garden · Garden Shed







ACCOMMODATION

VESTIBULE/ENTRANCE PORCH

SITTING ROOM

A spacious reception room with a window overlooking the front garden. Smeg wall mounted gas fire. Fitted speakers.

CLOAKROOM

With WC and basin set within a vanity unit.

DINING ROOM

A further reception room with bay window.

KITCHEN

A modern fitted kitchen with a stylish range of fitted units, honed granite worktop with space for a range cooker and American style fridge freezer. Integrated dishwasher.

UTILITY

With fitted units, honed granite worktop and space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window and further window to side.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further good sized bedroom with fitted wardrobe. Ornamental fireplace.

SHOWER ROOM

A modern white suite comprising basin set within a vanity unit and large walk-in shower, full height storage unit coordinating the vanity unit. Tiled walls and floor. Heated towel rail.

WC

A separate WC and integrated wash hand basin.

SECOND FLOOR

LANDING/SNUG

The large landing provides a further sitting area or study space.

BEDROOM 4

A double bedroom.

BEDROOM 5

A further double bedroom.

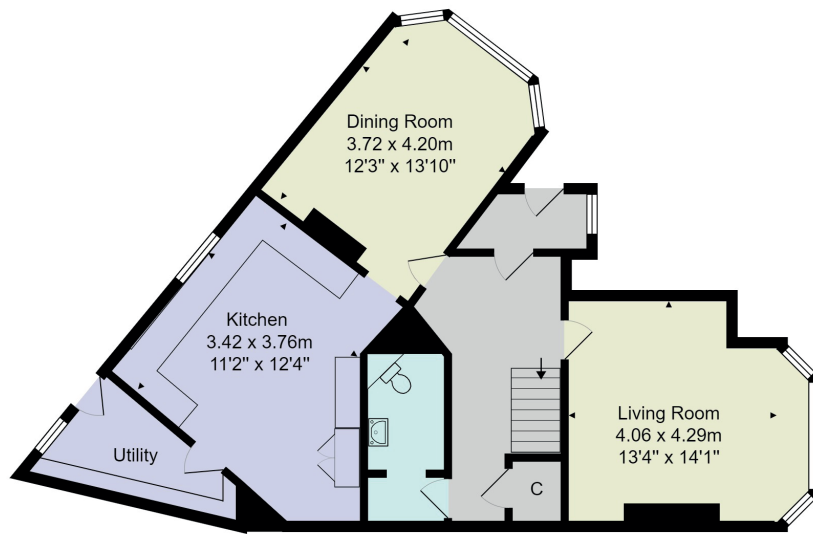
BATHROOM

A modern white suite comprising WC, basin and freestanding bath. Ornamental fireplace.

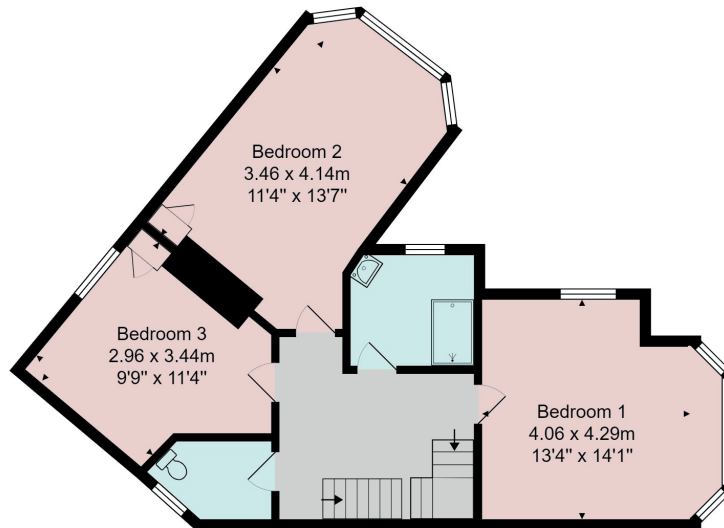
LOFT

A pull-down ladder leads to a boarded loft, which provides useful storage space.

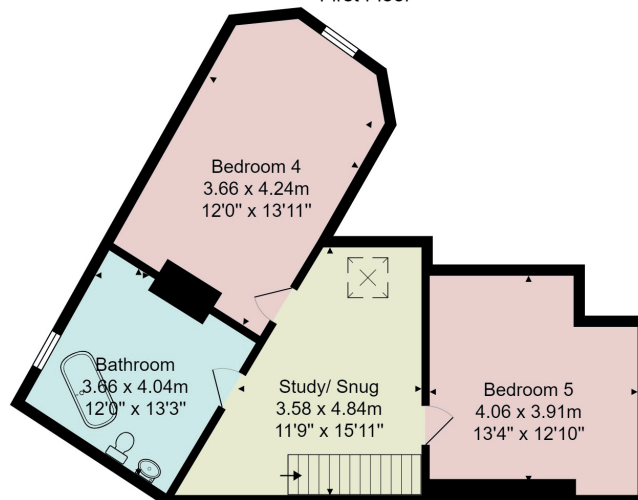
FLOOR PLAN



Ground Floor



First Floor



Second Floor

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

The property occupies an attractive corner plot with gardens surrounding the property with lawn and planted borders. To the rear there is an attractive enclosed garden with paved and decked sitting areas enjoying a south facing aspect. Garden shed and useful basement storeroom. A driveway provides off road parking for two vehicles.

Services

All mains services connected.

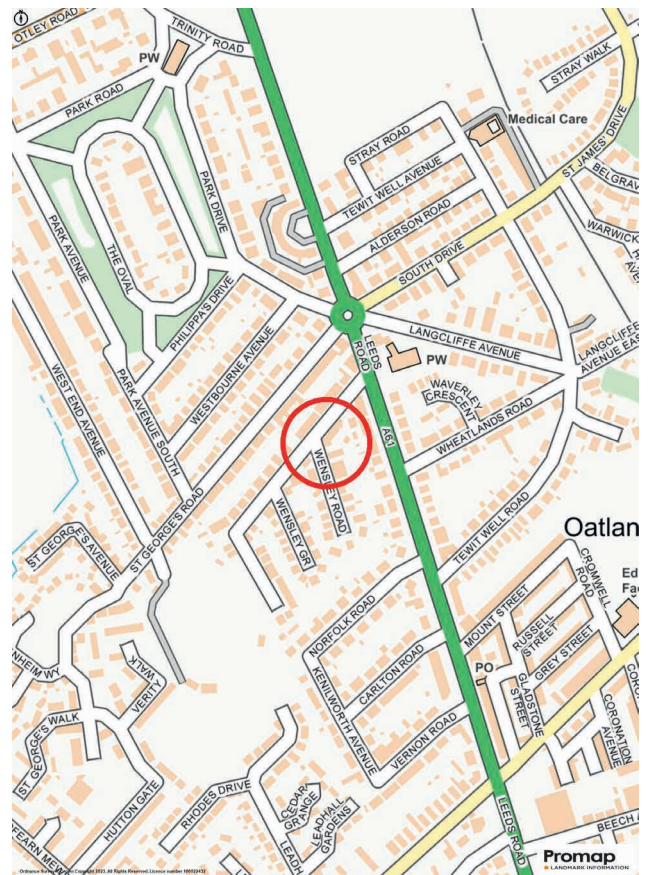
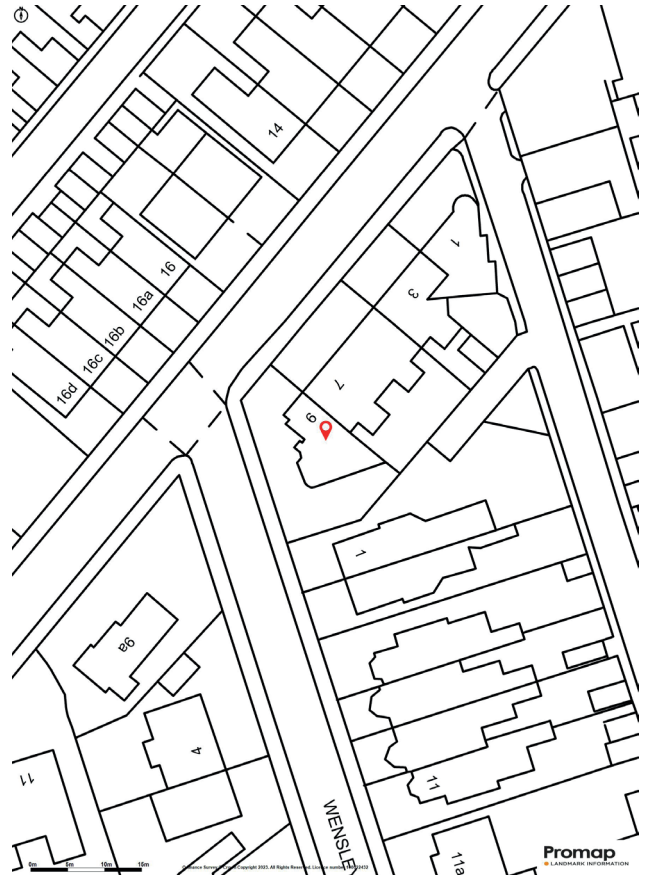
Agents Note

Fitted sound system speakers in the lounge, kitchen and bedroom 5. Modern boiler-less than a year old Vaillant Ecofit Pure combination boiler installed in July 2022.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk