



VERITY  
FREARSON

50 HARCOURT DRIVE, HARROGATE, HG1 5AB

£489,950



# 50 HARCOURT DRIVE,

*Harrogate, HGI 5AB*

**A beautifully presented three-bedroom semi-detached house, occupying a generous corner plot, with ample parking space and large garden, with huge potential for further development, situated in this desirable and quiet position within a few minutes' walk of Harrogate town centre.**

This impressive property provides very well-presented accommodation comprising a stunning open-plan living area with glazed doors leading to the garden, a stylish fitted kitchen, downstairs WC, three good-sized bedrooms, and a modern bathroom. The property is situated in the corner of a quiet cul-de-sac and has a large garden surrounding the house, and therefore has significant potential for further development and has planning permission granted for the erection of a two-storey side extension as well as a single store extension to the rear to create additional living and bedroom space.

The property is situated on a quiet cul-de-sac yet is within a few minutes' walk of Harrogate town centre and the railway station and the famous Harrogate Stray is also close by.



Open-Plan Living Space · Kitchen · Utility / Store · Cloakroom

3 Bedrooms · Bathroom

Ample Off-Road Parking · Large Lawned Garden With Summerhouse











## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### LIVING SPACE

A stunning L-shaped living space providing flexible accommodation, which could provide various sitting or dining areas with windows and glazed doors leading to the garden.

#### KITCHEN

A modern kitchen comprising a range of stylish wall and base units with island and breakfast bar. Gas hob, integrated double oven and integrated dishwasher. Glazed doors lead to the garden.

### UTILITY / STORE

Providing useful storage space.

### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR BEDROOMS

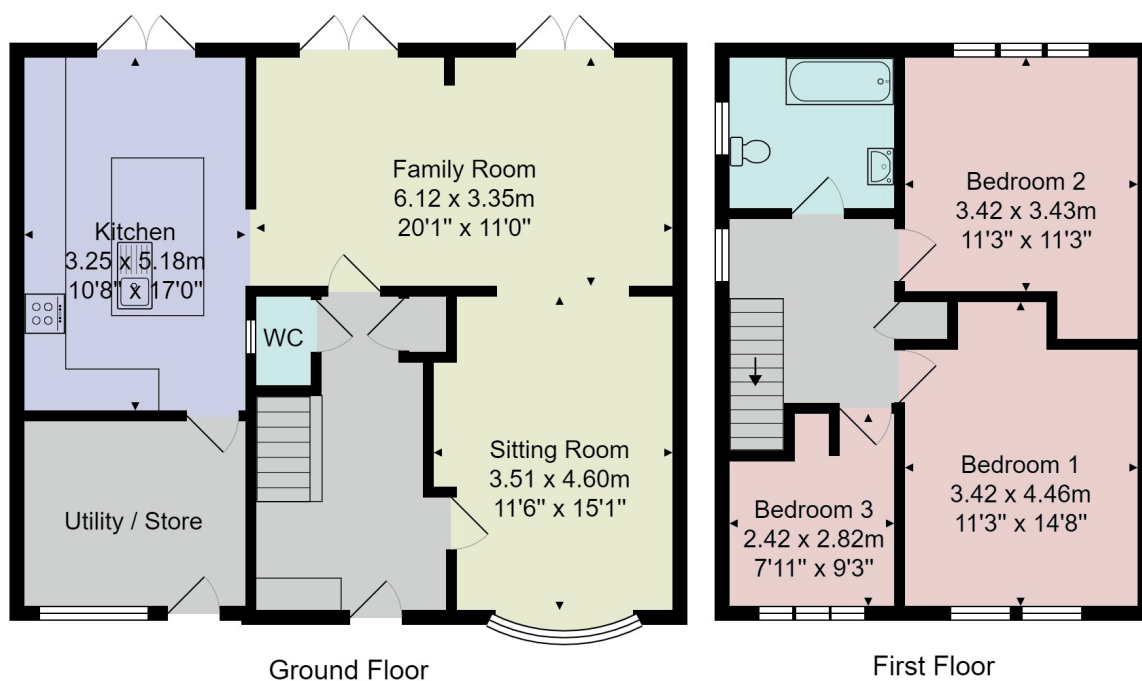
There are three good-sized bedrooms on the first floor.

### BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail.



# FLOOR PLAN



Total Area: 125.8 m<sup>2</sup> ... 1354 ft<sup>2</sup>

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

The property occupies a generous corner plot, having ample of road parking space and a large and attractive garden to the rear with lawn, sitting areas and summerhouse.

### Agent's Note

Planning permission has been granted for the erection of a two storey side extension and a single story rear extension. Ref - 22/04758/ FUL

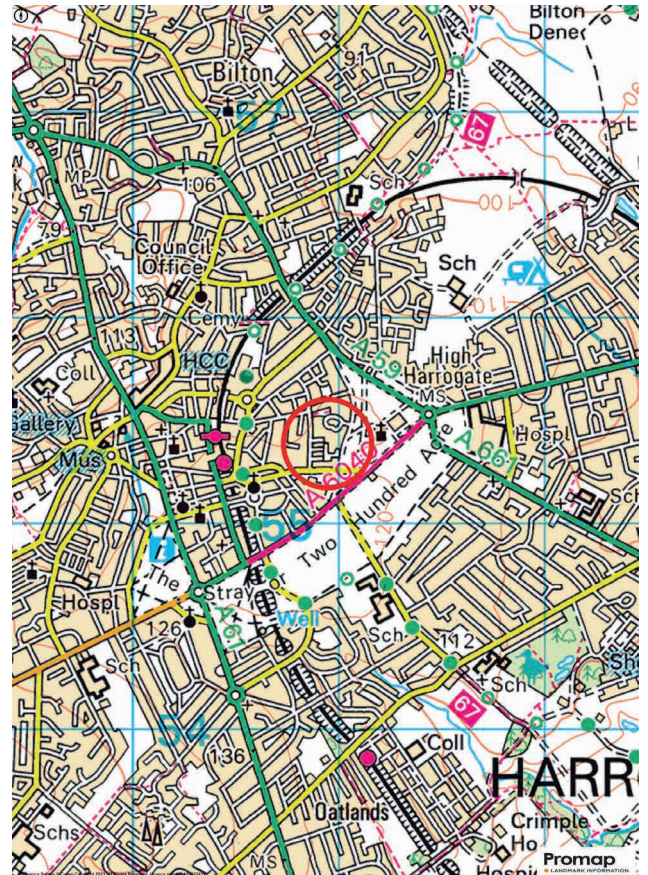
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	
<small>WWW.EPC4U.COM</small>	

Harrogate

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