



VERITY  
FREARSON

99 OTLEY ROAD, HARROGATE, HG2 0AG

GUIDE PRICE £600,000



# 99 OTLEY ROAD,

Harrogate, HG2 0AG

**A deceptively spacious four-bedroom semi-detached family home which has been extended and modernised to a high standard by the current owners to create impressive living space, situated in this desirable location well served by local amenities and within easy walking distance of popular schools including Harrogate Grammar School.**

This exceptional property provides beautifully, presented accommodation with an extended open-plan kitchen and living area with under-floor heating, bi-folding doors leading to the garden, a separate sitting room, study / snug, utility room and downstairs WC. Upstairs, there are four large bedrooms, a modern house bathroom, and two en-suite shower rooms. A driveway provides ample off-road parking and leads to a single garage which has been partially converted for use as a gym. To the rear of the property there is an attractive south-facing garden with lawn and fitted seating area with a fire pit.

The property is located in a desirable south Harrogate position, on the edge of beautiful open countryside, yet within easy walking distance of local amenities, including popular primary and secondary schools and just a short distance from Harrogate town centre.



2 Reception Rooms · Living Kitchen · Cloakroom · Utility Room

4 Bedrooms · 2 En-Suites · Cloakroom

Off-Road Parking · Garage · Attractive Lawned Gardens











## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### LIVING KITCHEN

A stunning extended living kitchen with ample room for sitting and dining areas with glazed bi-folding doors leading to the garden, underfloor heating and built in ceiling speakers. The kitchen comprises a range of stylish wall and base units with island and breakfast bar. Gas hob, double oven, microwave, wine fridge and dishwasher.

#### SITTING ROOM

A good-sized reception room with bay window and attractive fireplace with wood-burning stove.

#### CLOAKROOM

With WC and washbasin.

#### STUDY / SNUG

Providing a useful workspace or additional sitting area.

#### UTILITY ROOM

With fitted units, worktops and sink. Space and plumbing for appliances.

### FIRST FLOOR BEDROOM 1

A double bedroom with fitted wardrobes.

#### EN-SUITE SHOWER ROOM 1

A modern white suite comprising WC, washbasin set within a vanity unit and shower. Tiled walls and floor. Under-floor heating.

#### BEDROOM 2

A double bedroom with skylight windows.

#### EN-SUITE SHOWER ROOM 2

A modern white suite comprising WC, washbasin set within a vanity unit and shower.

### BEDROOM 3

A double bedroom with fitted wardrobes.

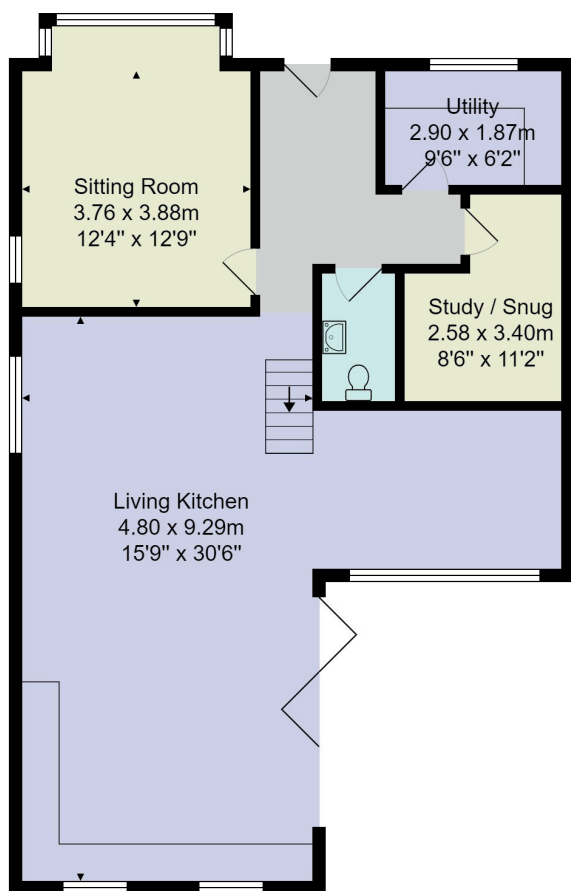
### BEDROOM 4

A further double bedroom.

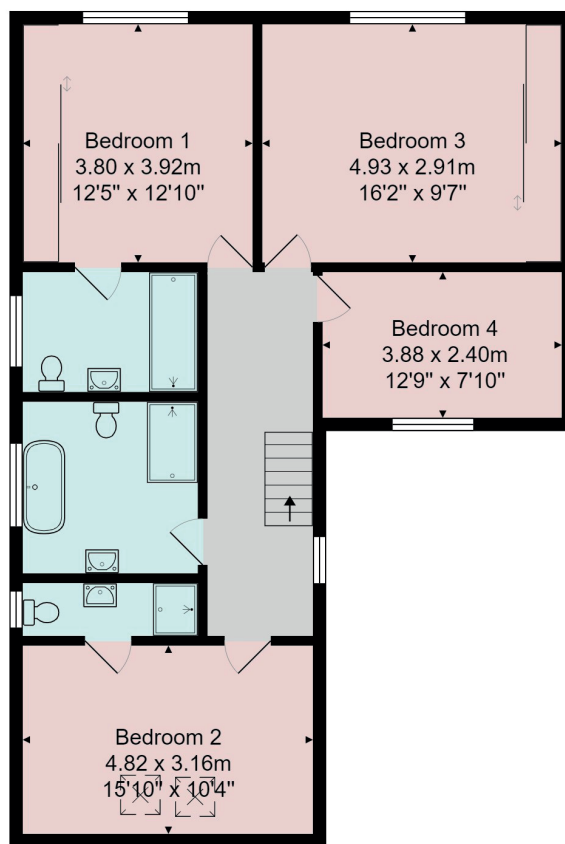
### BATHROOM

A white modern suite comprising WC, washbasin and large walk-in shower and free-standing bath. Tiled walls and floor. Heated towel rail.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 189.6 m<sup>2</sup> ... 2041 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

Gates lead to a driveway which provides ample off-road parking and leads to a garage with light and power which has been partially converted for use as a gym. There is an attractive garden to the rear of the property with lawn, planted borders, paved sitting area, fitted seating area with fire pit.

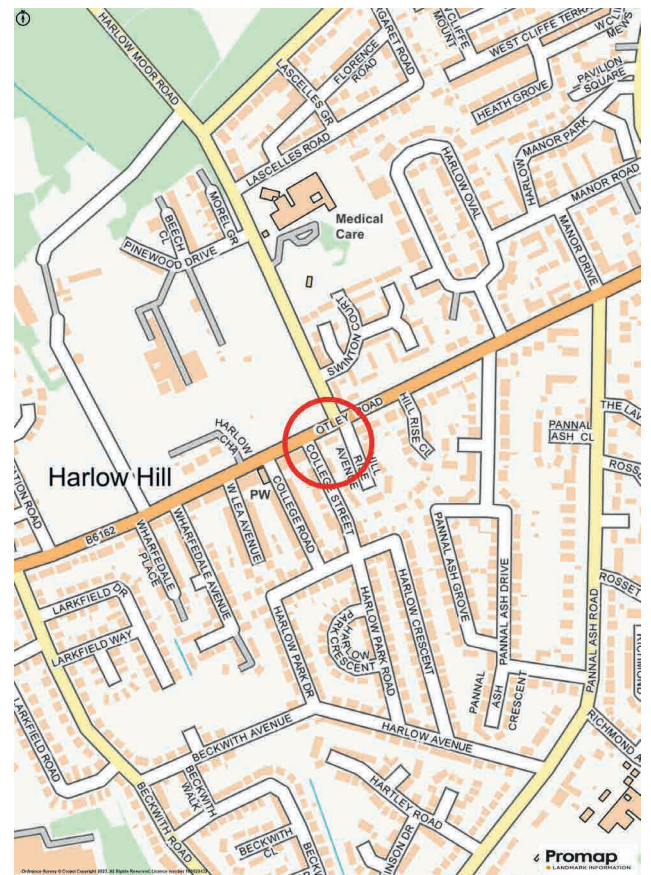
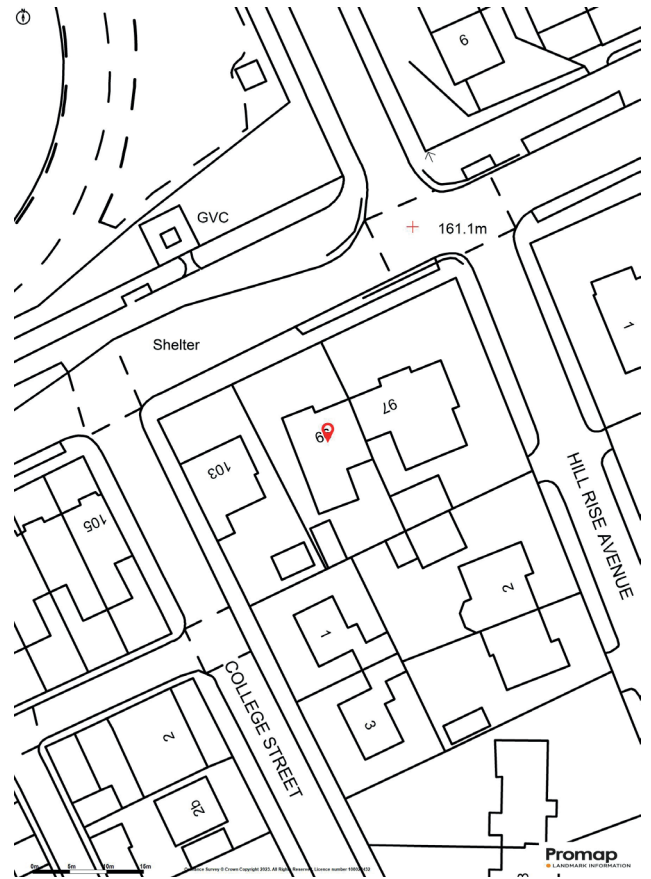
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	80
(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







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