



VERITY  
FREARSON

66 GREEN LANE, HARROGATE, HG2 9LN

£575,000

# 66 GREEN LANE,

*Harrogate, HG2 9LN*

**A beautifully presented four-bedroom semi-detached house in this most sought-after location on the south side of Harrogate.**

This excellent home has been extended and modernised to now reveal spacious accommodation presented to a high standard, ideal for modern-day family living, with a large open-plan living kitchen featuring glazed doors leading to the rear garden, plus two further separate reception rooms and a downstairs office, cloakroom and utility. On the first floor there are four bedrooms, with the master bedroom having an en-suite shower room and fitted wardrobes, plus a luxury house bathroom. A large driveway provides ample off-road parking, attractive gardens to front and rear, together with outside storeroom.

Green Lane is a sought-after location on the south side of Harrogate, close to local amenities including excellent primary and secondary schools, and just a short distance from Harrogate town centre.

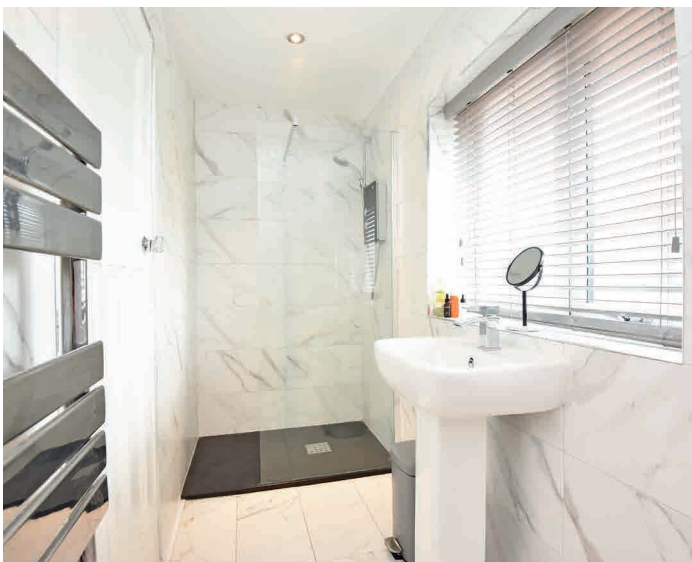
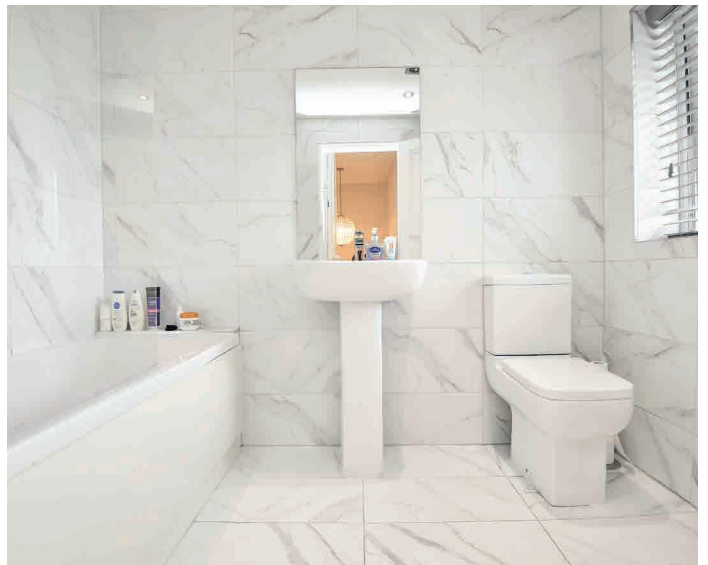


2 Reception Rooms · Office · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Lawned Gardens







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

With tiled floor.

### SITTING ROOM

A spacious reception room with bay window to front. Built-in media unit and electric fire.

### OFFICE

A useful workspace with window overlooking the garden.

### SNUG

A further sitting area with bay window to front.

### LIVING KITCHEN

A spacious open-plan living space with sitting and dining area with windows to rear and glazed doors leading to the garden. Fitted with a range of wall and base units with inset sink, gas hob and integrated electric oven and microwave. Integrated dishwasher.

### UTILITY ROOM

With sink and integrated fridge / freezer.

### CLOAKROOM

With low-flush WC. Window to side. Space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### BEDROOM 1

A most impressive master bedroom with vaulted ceiling and skylight window and windows to side and rear. Fitted wardrobes.

#### EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising low-flush WC, washbasin and large walk-in shower. Window to rear. Tiled walls and floor.

#### BEDROOM 2

A double bedroom with bay window to front.

#### BEDROOM 3

A double bedroom with window to rear.

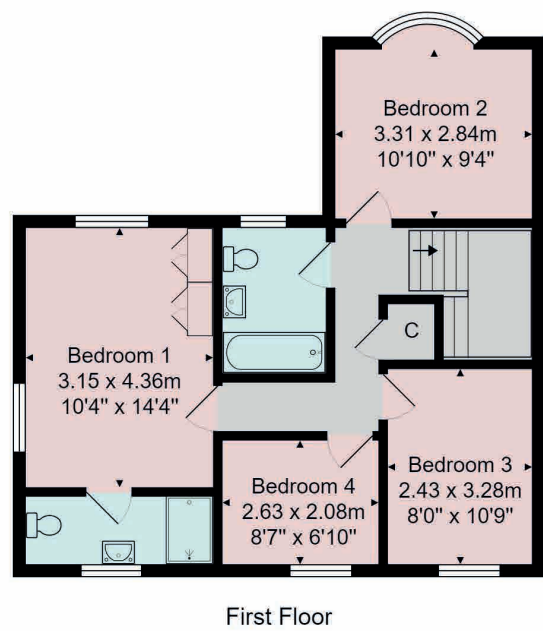
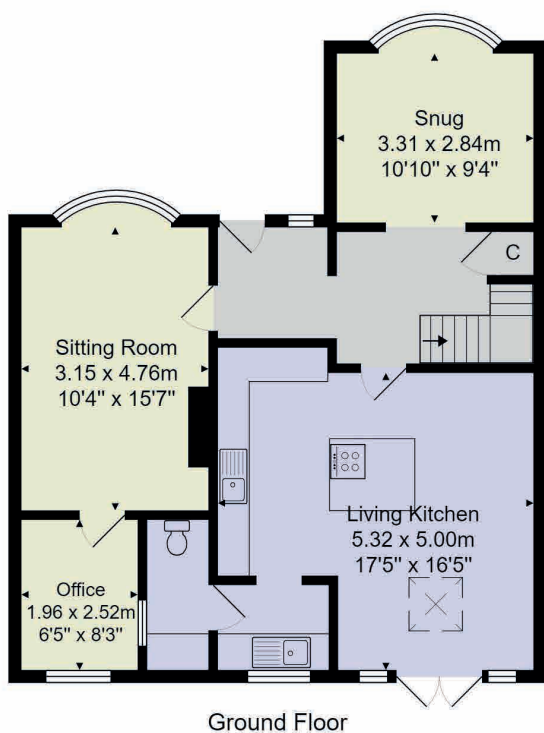
#### BEDROOM 4

A further bedroom with window to rear and access to loft space.

### BATHROOM

Fitted with a modern white suite comprising low-flush WC, washbasin, and bath with shower above. Tiled walls and floor. Window to front. Heated towel rail.

# FLOOR PLAN



Total Area: 133.7 m<sup>2</sup> ... 1439 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**

A large gravel driveway provides off-street parking with lawn and planted borders. To the rear there is a lawned garden and paved sitting area. Outdoor store to the side of the house with doors to front and rear.

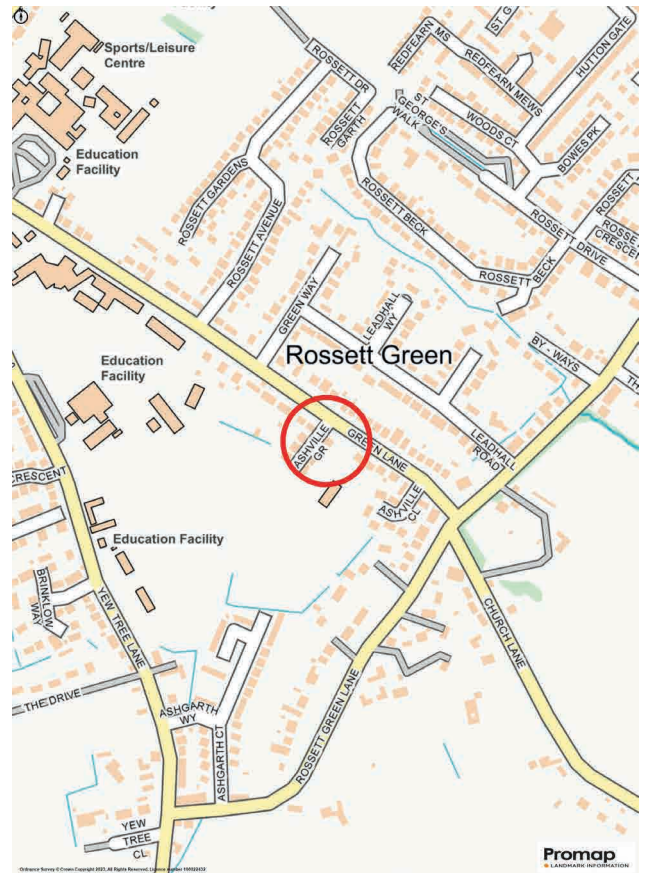
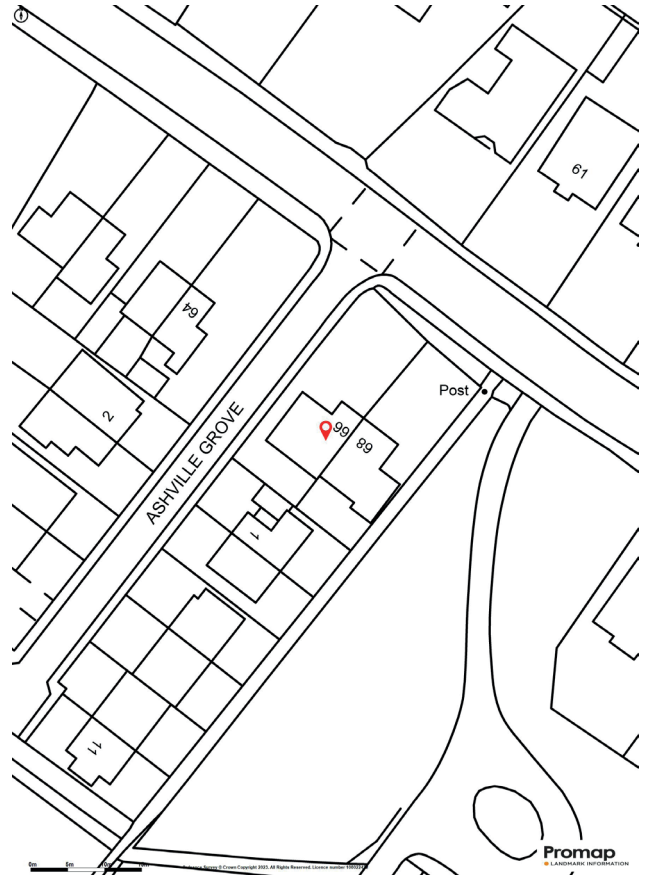
**Services**

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
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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