



VERITY
FREARSON

7 ARTHINGTON AVENUE, HARROGATE, HG1 5NB

OFFERS OVER £700,000

7 ARTHINGTON AVENUE,

Harrogate, HG1 5NB

A beautifully presented five-bedroom semi-detached house with driveway, garage and garden, situated in this superb town centre position.

This attractive Arts-and-Craft period property is presented to a high standard and offers generous accommodation over three floors. On the ground floor there is flexible living accommodation comprising two main reception rooms, together with a stylish fitted kitchen and conservatory extension. Upstairs, there are five double bedrooms and two modern bathrooms. The property has the benefit of a driveway which provides parking and leads to a single garage and to the rear of the property there is an attractive garden with lawn and patio.

Arthington Avenue is a quiet residential street, yet is situated within the heart of Harrogate town centre, being just a few minutes' walk from Harrogate railway station and the other numerous town centre amenities.

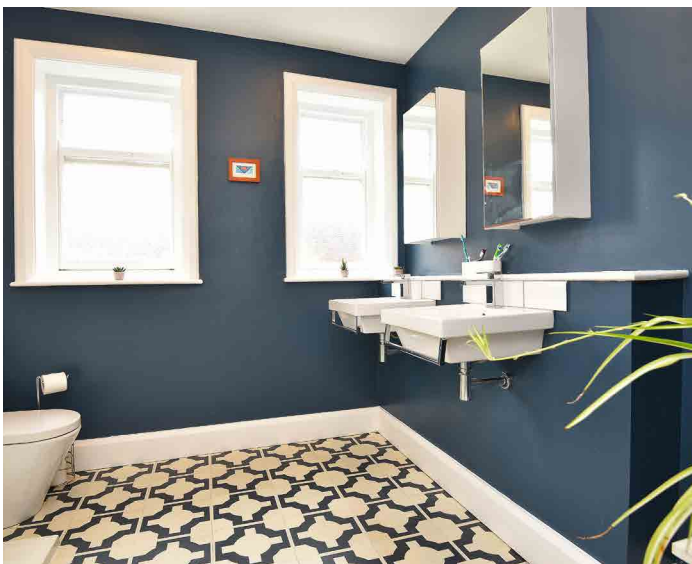
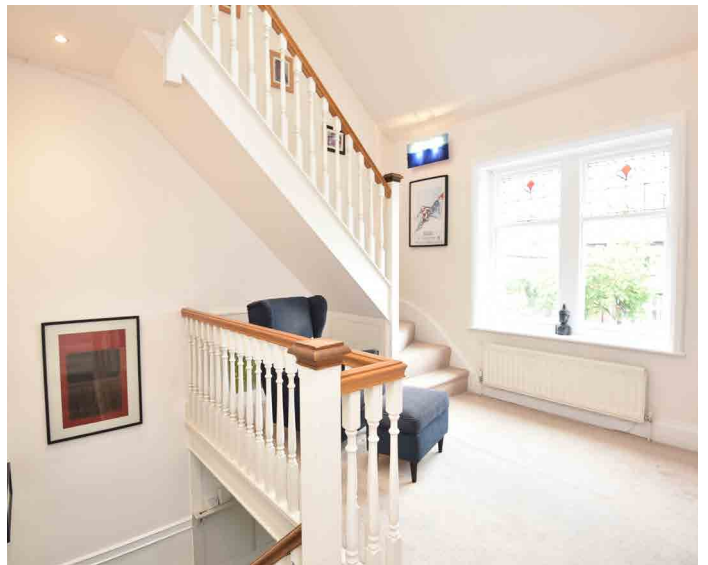
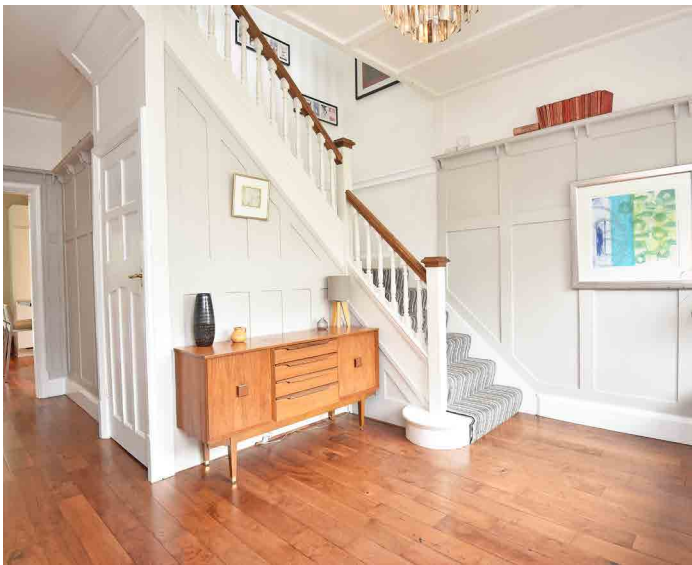


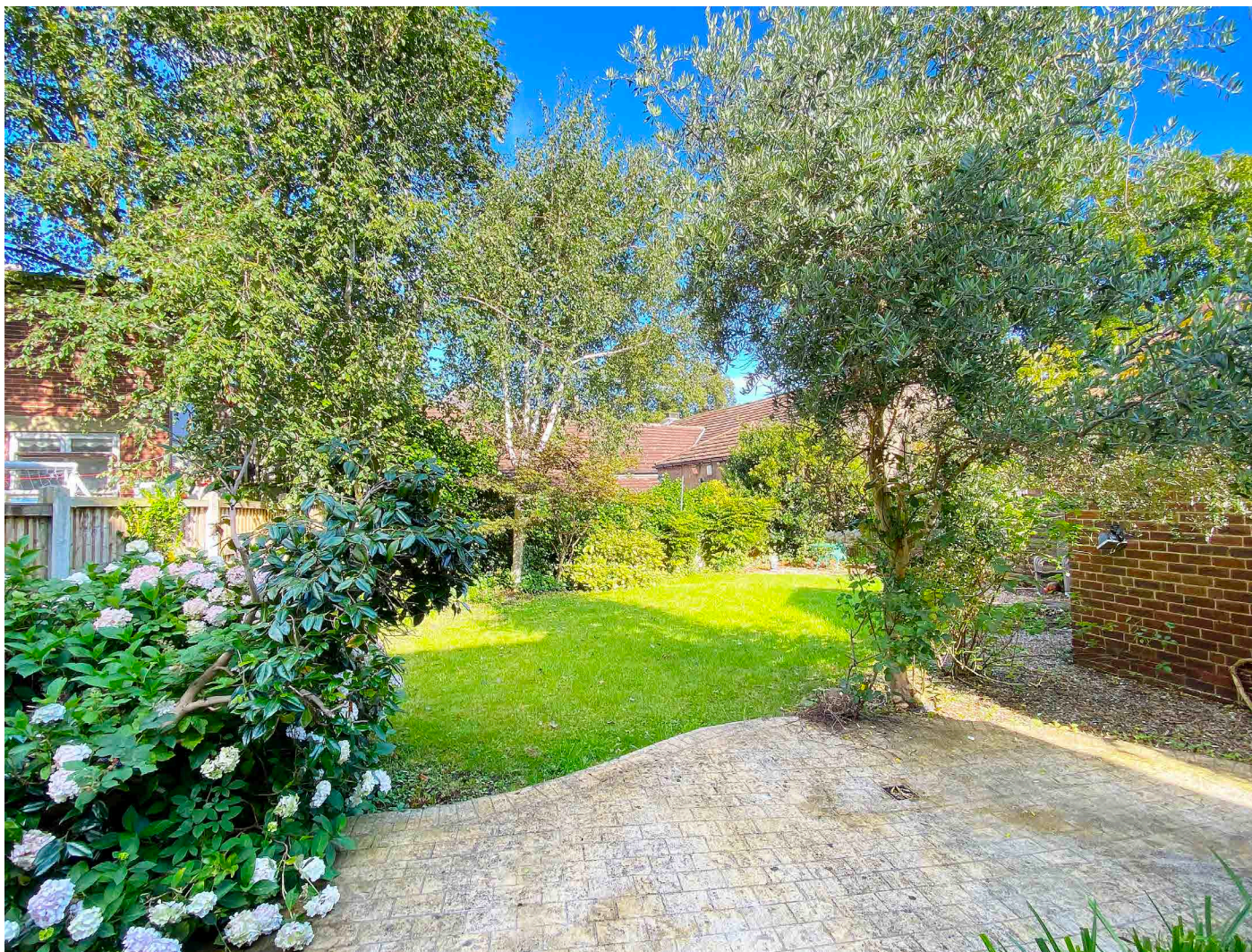
Sitting Room · Family Room · Kitchen · Conservatory

5 Bedrooms · 2 Bathrooms

Off-Road Parking · Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A large reception hall with under-stairs cupboard.

SITTING ROOM

A spacious reception room with bay window to front and feature fireplace with living-flame gas fire. Fitted shelving and cabinets.

FAMILY ROOM

A further reception room with bay window to rear and attractive marble fireplace with living-flame gas fire. Fitted cabinets.

KITCHEN

A modern kitchen with a range of stylish wall and base unit with worktop and breakfast bar. Electric hob, double oven and warming drawer, integrated fridge / freezer and dishwasher. Space and plumbing for washing machine and tumble dryer.

CONSERVATORY

Providing a further sitting area with windows and glazed door overlooking the garden. Large storage cupboard.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window to front and fitted wardrobes.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further double bedroom with window overlooking the garden.

BATHROOM

A modern white suite with WC, twin washbasins and large walk-in shower. Heated towel rail.

SECOND FLOOR

BEDROOM 4

A double bedroom with fitted wardrobe and skylight windows.

BEDROOM 5

A further good-sized bedroom with skylight window.

BATHROOM

A white suite comprising WC, washbasin, bath and shower. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 231.9 m² ... 2496 ft² (excluding eaves storage)

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 driveway provides parking and lead to a garage. To the rear of the property there is an attractive lawned garden with planted borders and paved sitting area.

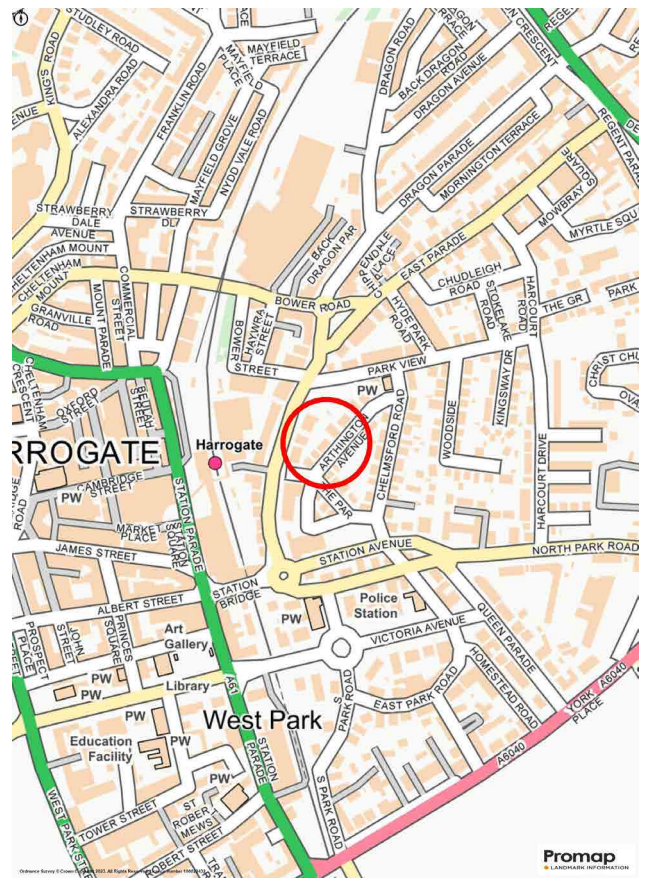
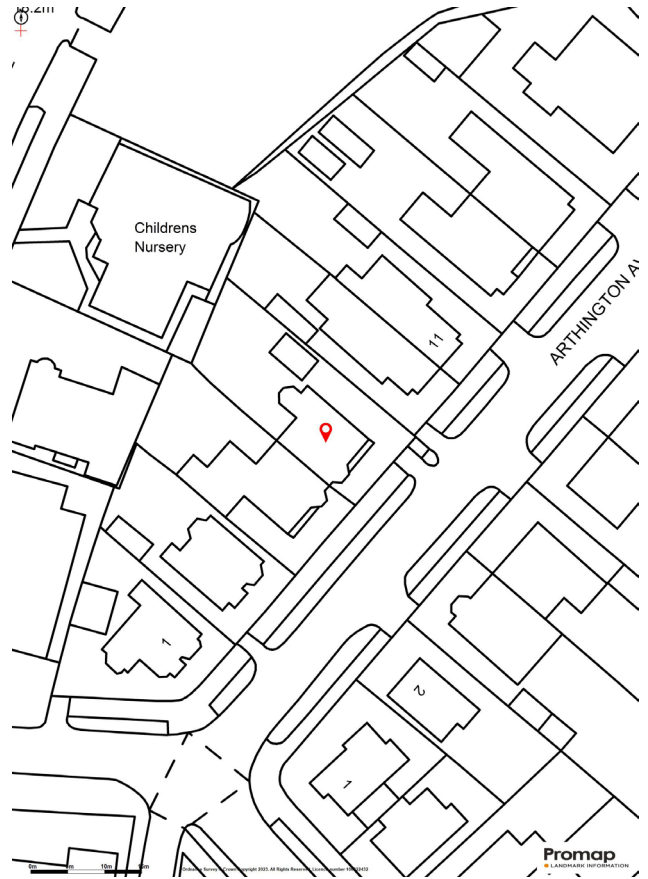
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	73
(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			

Harrogate

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