



VERITY
FREARSON

14 YORK ROAD, HARROGATE, HG1 2QL

GUIDE PRICE £1,150,000

14 YORK ROAD,

Harrogate, HG1 2QL

A rare opportunity to purchase a substantial period property in this prime position within the prestigious Duchy estate yet just a few minutes' walk from the centre of Harrogate and the famous Valley Gardens.

This impressive property provides generous accommodation extending to 4,273 square feet and is well maintained, having been used as a family home by the current owners over the last 40 years. The property now offers buyers the opportunity to update and modernise the house to suit their own requirements and provides substantial accommodation, with two large reception rooms on the ground floor, together with a kitchen, utility, study and downstairs WC. Upstairs, there are six large bedrooms and two bathrooms. There is also a basement which provides generous and useful storage space and has huge potential for further development subject to obtaining the necessary consents. This super family home occupies a generous plot and has 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 planted borders.

The rear garden has a delightful open aspect, backing onto the tennis courts of Harrogate Ladies' College and the property is situated in a most convenient location being just a few moments' walk from Harrogate town centre and the Valley Gardens. Offered for sale with no onward chain.



Sitting Room · Dining Room · Study · Kitchen · Study · Kitchen · Utility · Cloakroom

6 Bedrooms · Bathroom · Shower Room

Off-Road Parking · Garage · Attractive Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with window to front. Fireplace with living-flame gas fire

DINING ROOM

A further large reception room with feature fireplace with gas fire and windows to the front and rear.

STUDY

Providing a useful workspace with windows to 3 sides overlooking the front garden.

KITCHEN

With a range of fitted wall and base units with granite worktops and sink. Space and plumbing for appliances.

UTILITY ROOM

Providing a useful storage space with space and plumbing for appliances with door leading to the garden.

CLOAKROOM

With WC and washbasin.

LOWER GROUND FLOOR BASEMENT

There is a large basement on the lower ground floor, providing very useful storage space with various basement rooms, some having windows or doors leading to the outside. There is power and plumbing for appliances as well as a WC and basin. There is also huge potential to further develop this space into living accommodation or self-contained accommodation if required, subject to obtaining the necessary consents.

FIRST FLOOR BEDROOMS

On the first floor there are three large bedrooms, all of which with feature fireplaces.

BATHROOM

A white suite comprising WC, washbasin, bidet, bath and separate shower. Fitted storage.

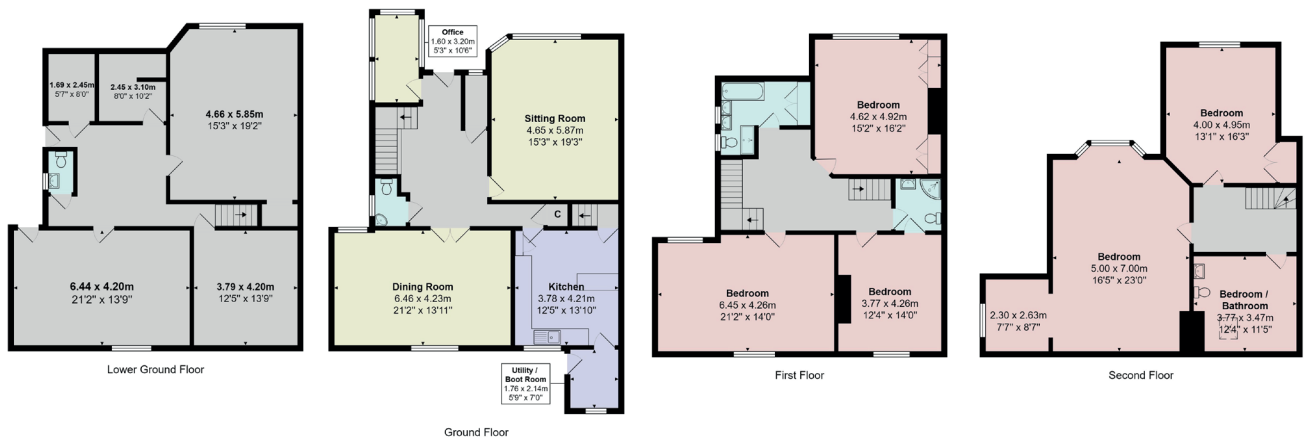
SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

SECOND FLOOR BEDROOMS

On the second floor there are three further good-sized bedrooms. One of the bedrooms currently has a fitted WC and washbasin.

FLOOR PLAN



Total Area: 397.0 m² - 4273 ft²
 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 drive to the front of the property provides parking and leads to a single garage. The front garden has a lawn and mature well-stocked planted borders. To the rear of the property there is a large and attractive garden with lawn and planted borders with an open aspect to the rear over the adjoining tennis courts of Harrogate Ladies' College.

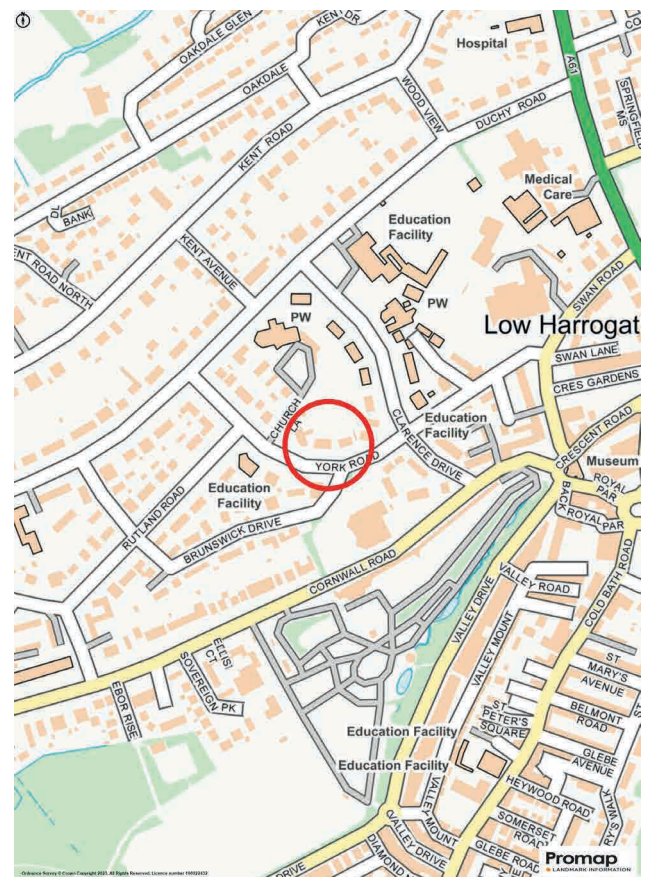
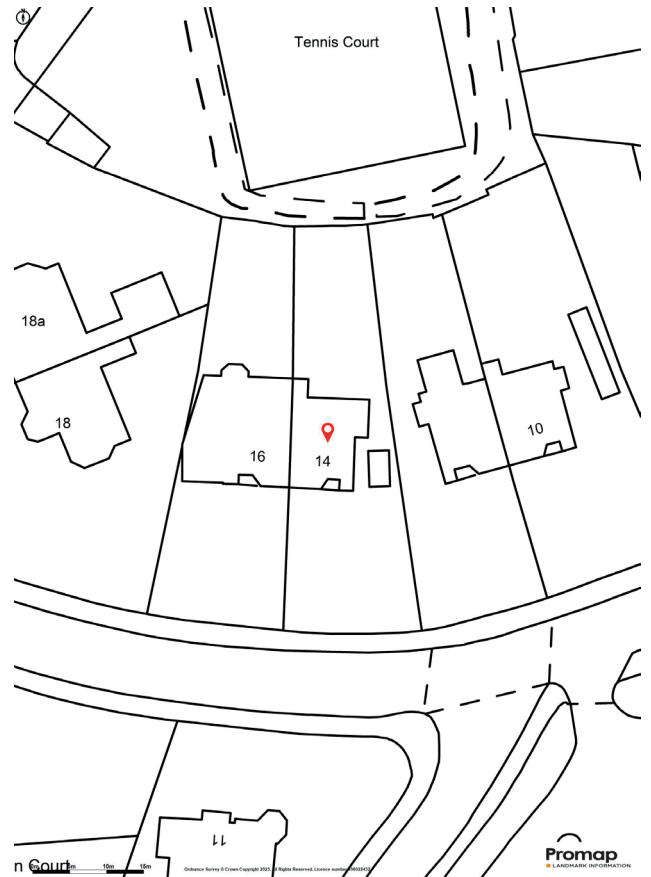
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(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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