



VERITY
FREARSON

5 HILL RISE AVENUE, HARROGATE, HG2 0AF

OITRO £575,000

5 HILL RISE AVENUE,

Harrogate, HG2 0AF

A spacious four-bedroom semi-detached family home with a large garden situated on a quiet cul-de-sac within this desirable south Harrogate location, well served by excellent local amenities and popular schooling.

This superb property provides generous accommodation comprising two reception rooms, kitchen and cloakroom, with four double bedrooms and bathroom on the first floor. The property could now benefit from some general updating and offers buyers the opportunity to update and modernise the house to suit their own requirements. The property occupies a generous plot with a large garden, driveway and garage and has potential to be extended, subject to obtaining the necessary consents.

Hill Rise Avenue is a quiet cul-de-sac just off Otley Road in this sought-after position close to excellent local schools and within walking distance of the town centre. Offered for sale with no onward chain.



2 Reception Rooms · Kitchen · Conservatory · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Single Garage · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with windows to the front and rear. Attractive stone feature fireplace with living-flame gas fire.

DINING ROOM

A further good-sized reception room with bay window and feature fireplace with living-flame gas fire.

KITCHEN

With a range of fitted units and space for appliances.

CLOAKROOM

With WC, washbasin and lobby.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

FIRST FLOOR BEDROOMS

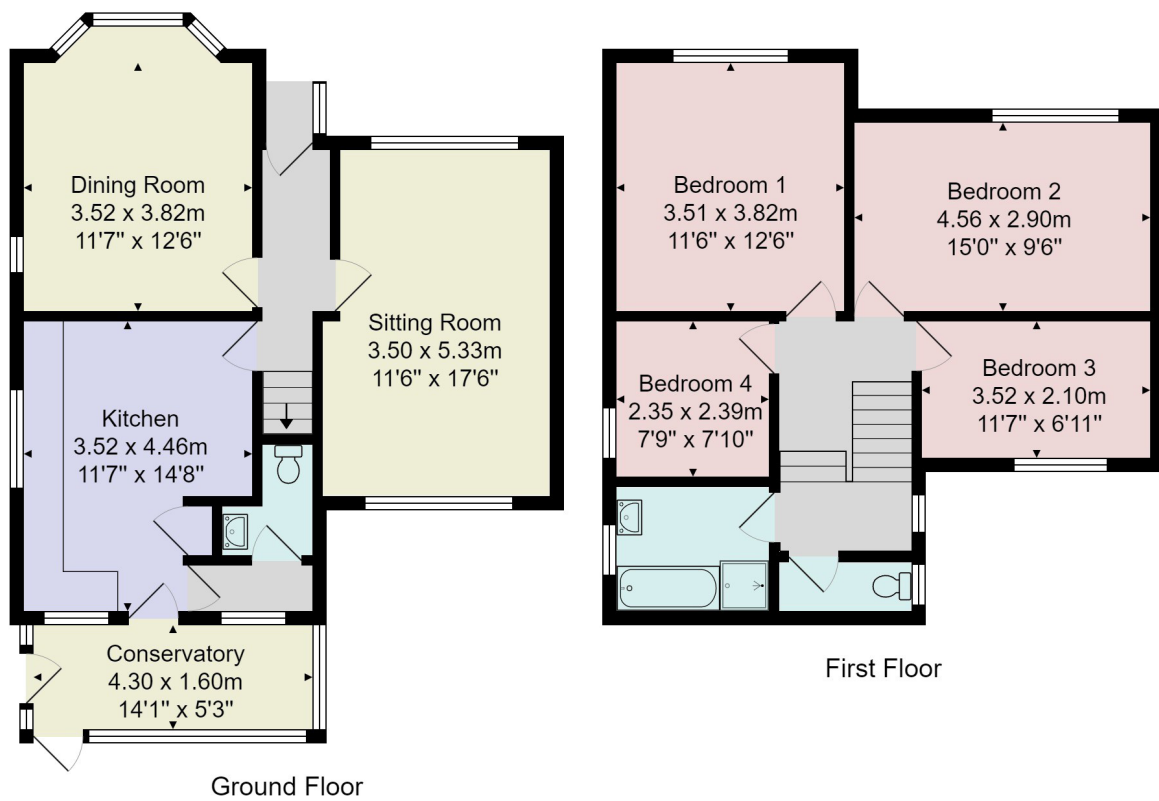
There are four good-sized bedrooms.

BATHROOM

With washbasin, bath and shower.

SEPARATE WC

FLOOR PLAN



Total Area: 122.2 m² ... 1315 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 provides parking and leads to a detached single garage. To the rear of the property there is a good-sized and attractive garden with lawn, paved sitting area and mature borders. Timber summerhouse.

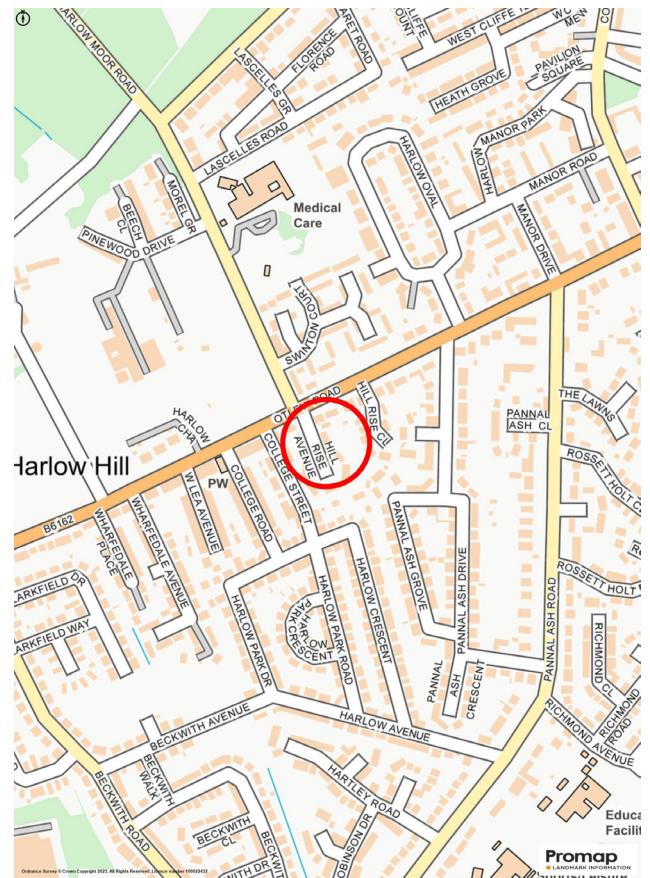
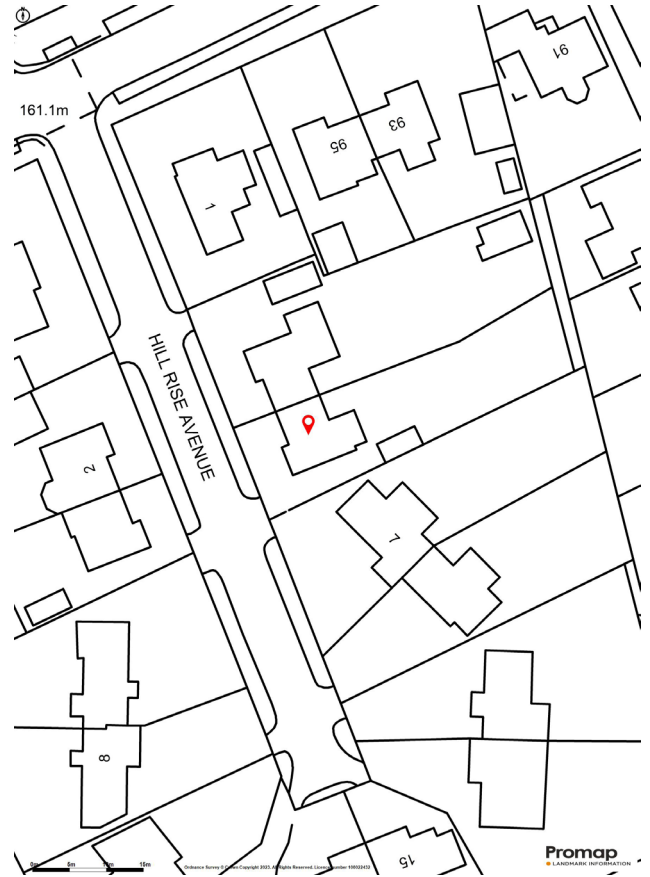
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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