



VERITY
FREARSON

THE WELFORD, 27 FRANKLIN ROAD, HARROGATE, HG1 5ED

£650,000

THE WELFORD, 27 FRANKLIN ROAD,

Harrogate, HGI 5ED

A substantial and beautifully presented period town house situated within close proximity of the town centre.

This impressive property has been operated as a successful guesthouse by the current owners, with guest accommodation as well as owner's accommodation over four floors. Buyers have the option to continue to operate the property as a guesthouse, or there is potential to repurpose the accommodation for use as a single dwelling, or potentially as separate flats, subject to obtaining the necessary consents.

The accommodation could provide up to nine bedrooms in total if required (including the owner's accommodation) five of which have en-suites, and there are two separate additional bathrooms. On the ground floor there are two large reception rooms plus a modern dining kitchen with patio doors leading to the rear courtyard garden. To the outside is an attractive front garden with seating area and planted borders.



2 Reception Rooms · Dining Kitchen

Up to 9 Bedrooms · 7 Bathrooms

Garden To Front · Enclosed Courtyard To Rear







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

DINING ROOM

A large reception room with bay window and fireplace with living-flame gas fire.

SITTING ROOM

A further reception room with window to rear and feature fireplace. Fitted cupboards.

DINING KITCHEN

With an extended dining area with glazed doors leading to the garden and a skylight window. The kitchen comprises a range of modern fitted units with granite worktop, island and breakfast bar. Three integrated ovens, gas hob, integrated fridge/freezer and additional freezer and integrated dishwasher.

LOWER GROUND FLOOR

On the lower ground floor there is a double bedroom, bathroom and additional room, which could be a single bedroom or snug. There is also a large utility area with space and plumbing for washing machines and tumble dryer.

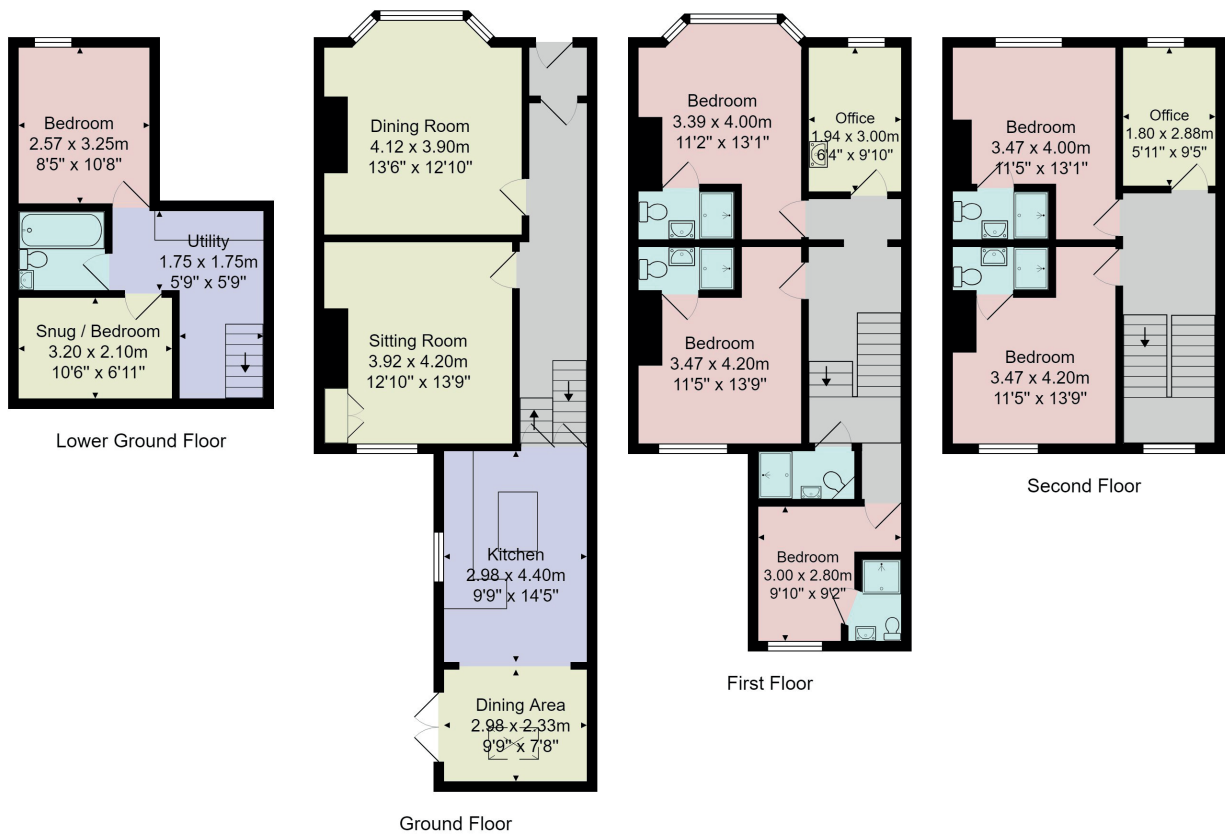
FIRST FLOOR

There are four bedrooms on the first floor, including two double bedrooms with en-suites, shower rooms, an office/bedroom with en-suite shower room, and a further single bedroom together with an additional separate shower room.

SECOND FLOOR

There are two double bedrooms on the second floor, each with modern en-suite shower rooms. There is also additional single bedroom which is currently used as a laundry room with space and plumbing for washing machines and tumble dryer. This room has potential to use as an office if required.

FLOOR PLAN



Total Area: 200.8 m² ... 2161 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

To the front of the property, there is an attractive garden with planted borders and paved sitting area. To the rear of the property. There is an enclosed paved courtyard garden.

Services

All mains services connected.

Tenure

Freehold

Council Tax Band - A (for the owner's accommodation)



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