



VERITY
FREARSON

CHERRY TREE HOUSE, 26 OTLEY ROAD, HARROGATE, HG2 0DN

GUIDE PRICE £750,000

CHERRY TREE HOUSE, 26 OTLEY ROAD,

Harrogate, HG2 0DN

A fantastic opportunity to purchase this substantial and attractive period town house with garden and parking space, located in this prime Harrogate position close to the Stray and Harrogate town centre and within the catchment of the town's most desirable primary and secondary schools, including Harrogate Grammar School.

This impressive period property provides particularly spacious accommodation over four levels. On the ground floor there is an attractive hallway with wooden parquet flooring and original staircase leading to the upper floors, with two good-sized reception rooms and a modern dining kitchen. Upstairs, there are six double bedrooms, two bathrooms, plus an additional office / single bedroom. There is also a large lower ground floor which provides additional living accommodation and shower room, which could be used to provide self-contained annexe accommodation with private entrance from the rear. There is an attractive front garden with path leading to the front door, and to the rear there is a garden with lawn, sitting area and parking space.



2 Reception Rooms · Dining Kitchen

2 Lower-Ground-Floor Reception Rooms · Shower Room · Kitchenette

6 Bedrooms · Office · Bathroom · Shower Room

Off-Road Parking With Electric Charging Point · Attractive Gardens







ACCOMMODATION

GROUND FLOOR

On the ground floor, a reception hall has a wooden parquet floor and original staircase leading to the upper floors. There are two spacious reception rooms including a sitting room which has an original, attractive marble fireplace with open fire and a dining room, which provides a further reception room with a feature fireplace with wood surround. The dining kitchen provides additional dining space and has a modern fitted kitchen with granite worktops, range cooker, and integrated dishwasher. Full-height shelved larder cupboard.

LOWER GROUND FLOOR

There is a large lower ground floor providing additional flexible living accommodation. This area could be used as additional reception rooms to the main house, but also has potential to be used as a self-contained annexe with private entrance from the rear. The accommodation on the lower ground floor comprises two good-sized reception rooms, one of which could be used as an additional bedroom if required, together with a kitchenette/utility area, and modern shower room with WC and washbasin.

FIRST FLOOR

There is generous bedroom accommodation on the first floor, with three double bedrooms including the master bedroom which is an impressive size with windows to the front, modern bathroom with free-standing bath and separate WC.

SECOND FLOOR

On the second floor there is further spacious bedroom accommodation with three double bedrooms plus an additional single room or office. There is a shower room with a modern white suite with WC and washbasin.

FLOOR PLAN



Total Area: 301.5 m² ... 3246 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

There is an attractive front garden with path leading to the front door. To the rear there is a further garden with lawn, paved sitting areas and useful outside storeroom. Beyond the garden there is space to park a car with an electric vehicle charging point.

Position

This delightful family home is situated within a desirable and convenient location, opposite Harrogate Grammar School, within the catchment area of popular primary schools and well served by the shops and amenities along Cold Bath Road yet is just a short walk from Harrogate town centre, the Stray and the Valley Gardens.

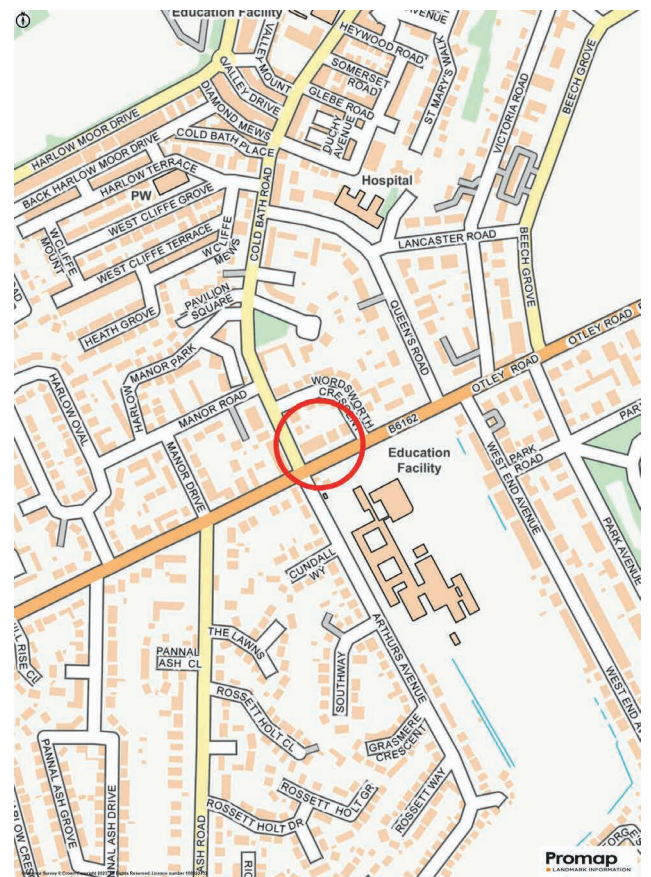
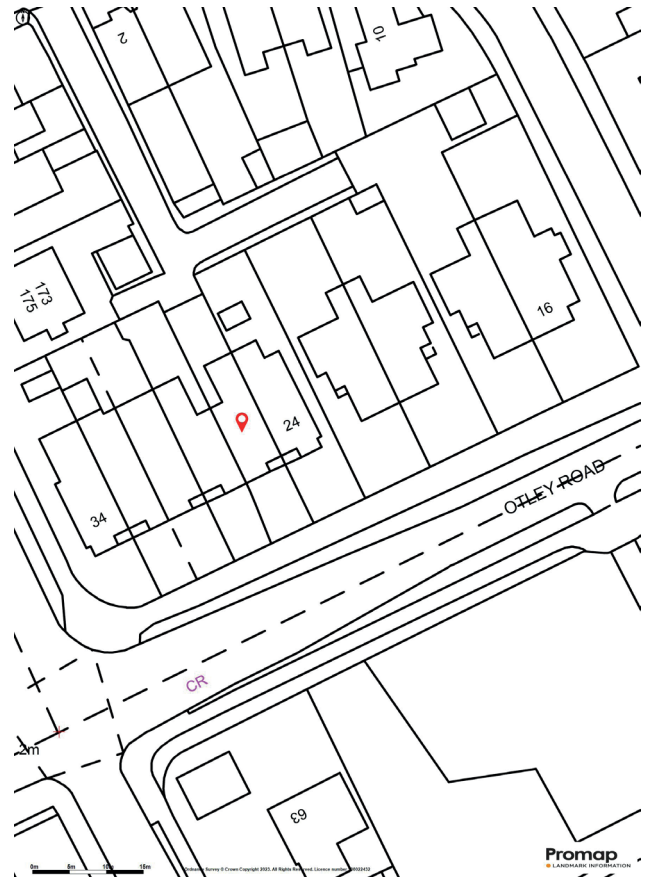
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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