



VERITY
FREARSON

88 KING'S ROAD, HARROGATE, HG1 5JX

£1,150,000

88 KING'S ROAD,

Harrogate, HG1 5JX

A stunning Victorian town house in the heart of Harrogate offering very stylish and generous accommodation extending to over 4,000 square feet.

88 King's Road is generously proportioned, fully restored period family home boasting an abundance of original character and charm throughout. Historically known as the Alamah Guest House, this Victorian semi has been converted back to a residential five-bedroom family home with **an attached two-bedroom cottage**. The property enjoys a fashionable position on the edge of Harrogate town centre, close to a range of amenities. An internal viewing is essential to appreciate the overall scale and quality of this superb home.



The Cottage

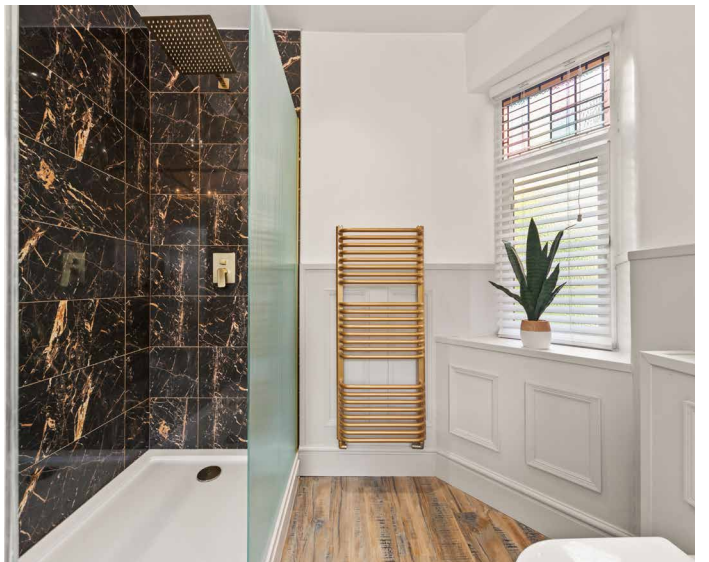
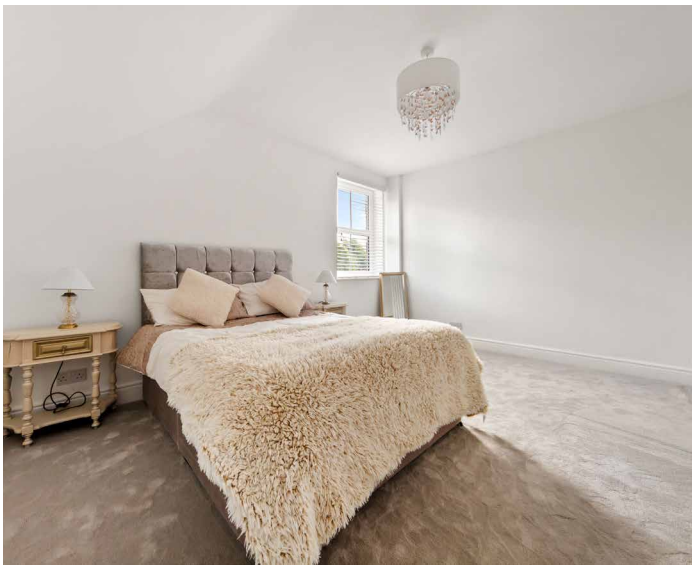
Dining Room · Living Room · Kitchen · Utility · WC

6 Bedrooms · 3 En-Suites · Bathroom · Shower Room

Lower Ground Floor: 2 Rooms · Shower Room · WC

The Cottage: 2 Bedrooms · Living Room · Kitchen · Utility · Bathroom







ACCOMMODATION

Upon entering the property, you are greeted with a spacious entry porch leading to a light and airy entrance hall, boasting stained-glass internal door, feature wall beading and crystal-clear light fittings. Immediately off the entrance hall is your first reception room, complete with front bay window, newly laid carpets, and original feature Victorian fireplace.

Continuing off your entrance hall your second reception room, currently utilised as a dining room. Boasting another feature fireplace and window views over the rear courtyard, the dining room could also lend itself to a cosy snug, with connecting door to the kitchen.

To the rear of the house, you are greeted by the brand-new dining kitchen. Newly fitted and never used, the kitchen benefits from granite countertops, breakfast island unit with integrated induction hob, integrated dishwasher, integrated double oven and fridge / freezer.

The kitchen also has connection doors to the utility room and cellar. The cellar (previously used as a bedroom) spans over 300 sq ft and is complete with W/C toilet and shower room.

On approaching the first floor, newly laid carpets continue on the landings and bedrooms. Immediately ahead from the staircase is bedroom five, benefitting from an external storage cupboard prior to entry and en-suite shower-room with sliding door. Also on the first floor there is a generous house bathroom, finished with brand-new appliances such as free-standing porcelain bathtub, toilet, basin, heated towel rail and shower cubicle.

The first floor is complete with the master suite. Originally multiple rooms, now a spacious and bright double bedroom with vertical radiators, two large front-facing stained-glass windows and make-up area. The room connects to a walk-through dressing room via double doors, which in turn leads to a private en-suite bathroom.

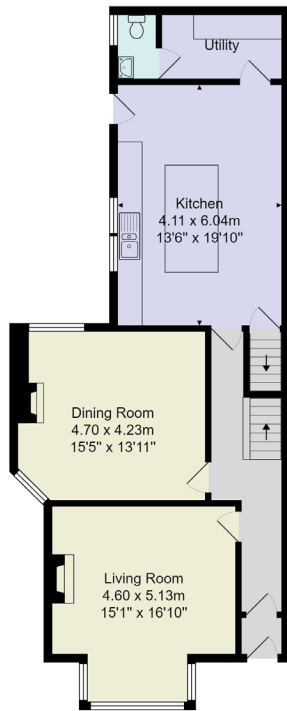
The second floor is a continuation of bedrooms, with three spacious double bedrooms and a house shower room. One of these bedrooms is complete with en-suite shower room.

THE COTTAGE

To the rear of 88 King's Road, the property comes with a link detached cottage.

Originally connected to the main property, now detached as a separate dwelling. The cottage spans over 800 sq ft and in brief comprises entrance hall, house bathroom with sliding door, spacious living room with connections to the kitchen and two bedrooms.

FLOOR PLAN

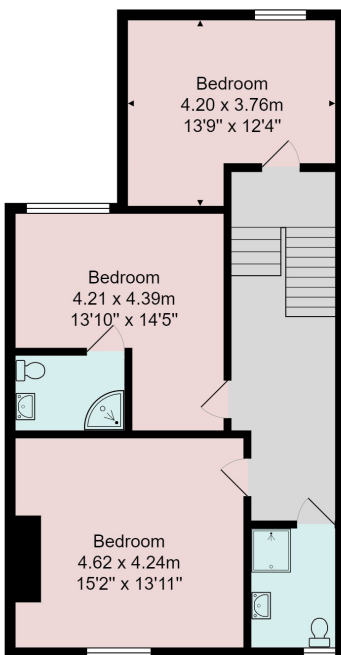


Ground Floor
Total Area: 285.5 m² ... 3073 ft²

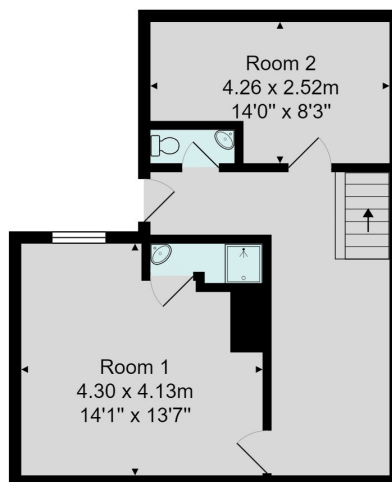


First Floor

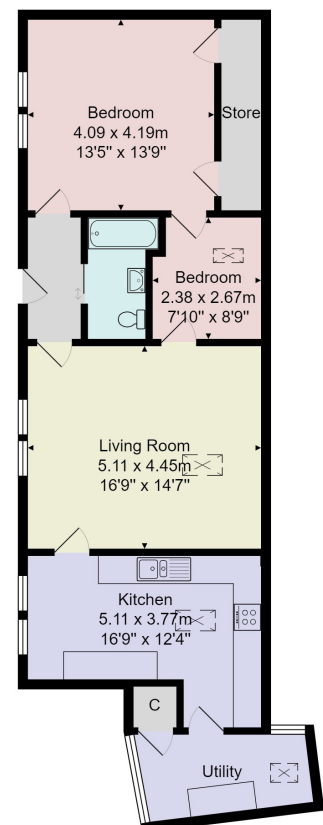
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Second Floor



Lower Ground Floor



The Cottage
Area: 83.8 m² ... 902 ft²

Directions

When entering Harrogate via the Prince of Wales Roundabout (A61), continue onto West Park(A61) towards Ripon. Continue along West Park and onto Parliament Street. Continue down Parliament Street and continue right (A61) at the traffic lights. Bear left and continue onto Kings Road. Follow Kings Road through two traffic lights and 88 will be found on your right-hand side.

Services

All mains services connected.

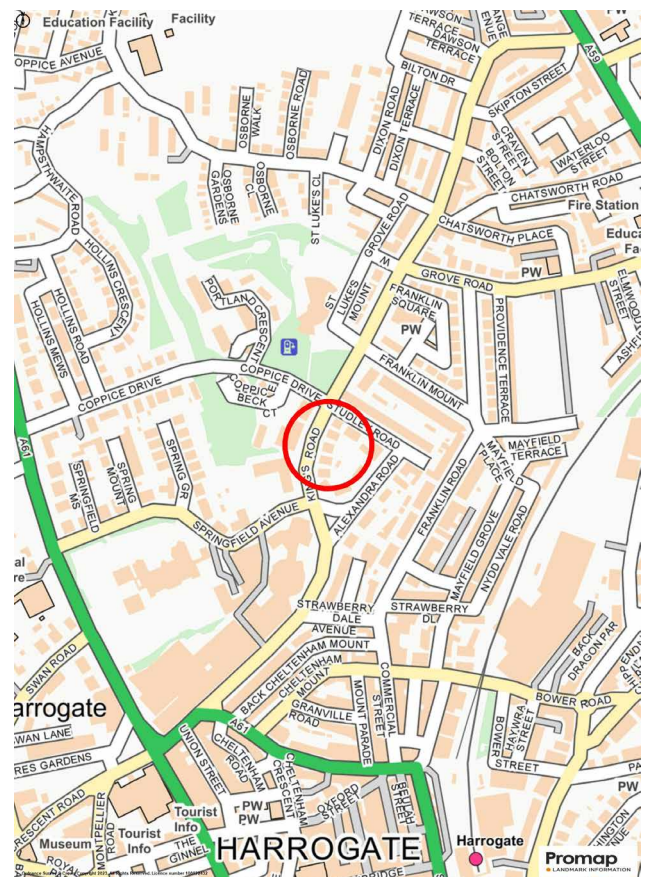
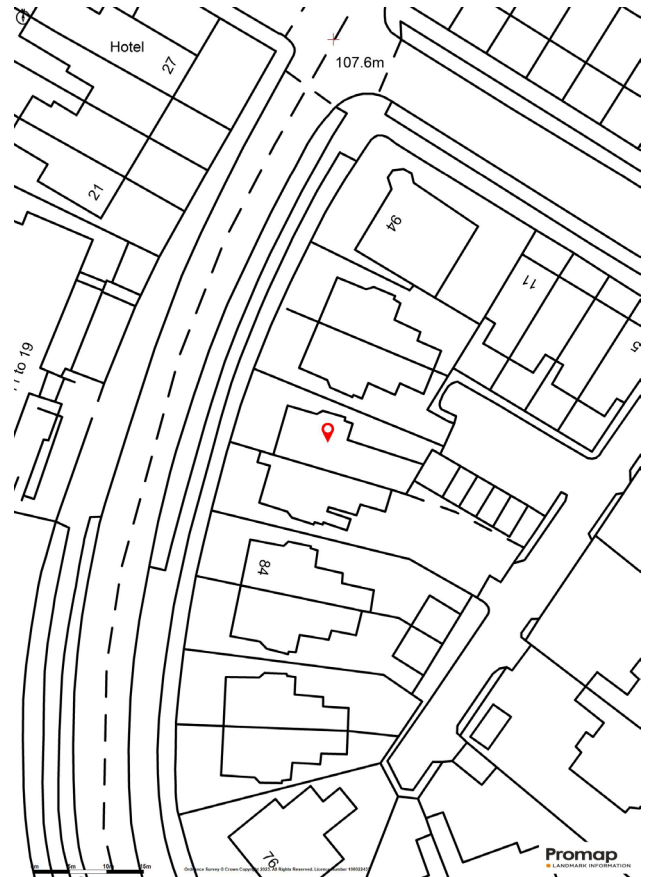
Tenure

Freehold

Council Tax Band - A (for the cottage)

EPC: D

The Cottage: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)	A	
(81-91)	B		87
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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