



24 Southville Terrace, Harrogate, North Yorkshire, HG1 3HH

£325,000

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A very spacious four-bedroom end-of-terrace period property with a good-sized garden, parking and garden office /annexe, situated in this popular location on the edge of Harrogate and close to beautiful open countryside.

This individual property provides spacious and characterful accommodation over three levels. On the ground floor there is a large open-plan dining kitchen with an attractive stone fireplace and multi-fuel burning stove, together with a separate bay fronted sitting room. Upstairs, there are four good sized bedrooms, a bathroom and separate WC.

A particular feature of the property is the generous outside space. To the front of the property there is an attractive garden with lawn and fruit trees, and there is an extensive paved outdoor sitting area. The property also has the benefit of an outside utility room / WC and a large two-storey building which has been converted into office accommodation with light and power and provides potential annexe accommodation. This excellent family home is situated in a popular location on the edge of Harrogate, well served by local amenities and is near beautiful open countryside.





GROUND FLOOR

SITTING ROOM

A reception room with bay window and door leading to the garden. Attractive cast-iron fireplace.

DINING KITCHEN

With dining area, attractive, stone fireplace with multi-fuel burning stove. Large full-height feature window to the side. The kitchen comprises a range of fitted units with integrated fridge, granite worktops and Range cooker. Attractive Portuguese limestone tiled floor. Under-stairs cupboard.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and cupboard. Windows to two sides.

BEDROOM 2

A double bedroom with windows to two sides.

BATHROOM

With large washbasin, Jacuzzi bath with shower attachment and separate step-in shower. Tiled walls and floor.

SEPARATE WC

WC and washbasin.

SECOND FLOOR

BEDROOM 3

A double bedroom with fitted cupboard.

BEDROOM 4

A further bedroom with fitted wardrobe.

OUTSIDE

A driveway provides parking for two vehicles in tandem. A particular feature of the property is the large plot with good-sized gardens surrounding the property with a large lawn and garden to the front with apple trees and extensive paved sitting areas to the side and rear. Power supply to the front garden.

ADDITIONAL ACCOMMODATION

The property also has the benefit of an outside utility and WC, as well as a garage which has been converted into a two-storey garden office, providing very useful and versatile accommodation which could provide space to work from home or for use as a gym / studio etc or potential annexe accommodation.

AGENT'S NOTE

The property has had the benefit of a new Worcester Bosch boiler, installed in 2023.

Tenure - Freehold

Council Tax Band - D





Total Area: 122.5 m² ... 1318 ft² (excluding garden offices, outdoor utility / wc)

All measurements are approximate and for display purposes only.
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