



VERITY
FREARSON

10 CHURCH AVENUE, HARROGATE, HG1 4HE

£595,000

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Harrogate, HGI 4HE

A substantial six-bedroom semi-detached period property, providing generous accommodation, extending to nearly 3,000 square feet, enjoying an attractive position overlooking the adjoining bowling green, well served by local amenities and just a short distance from Harrogate town centre.

This super family home provides impressive living space over four levels with attractive period features, such as original servants' bells. On the ground floor there are two reception rooms including the large sitting room with a bay window and attractive fireplace. There is a well-equipped kitchen and a downstairs WC. Upstairs, there are six double bedrooms, together with two bathrooms. The property also has the benefit of a large basement which has huge potential for use as either a self-contained annex or additional living space with separate entrance from the rear of the building. A generous driveway provides ample parking and to the rear of the property there is a garden with lawn and sitting area with an open aspect to the rear over the adjoining bowling green. Offered for sale with no onward chain.

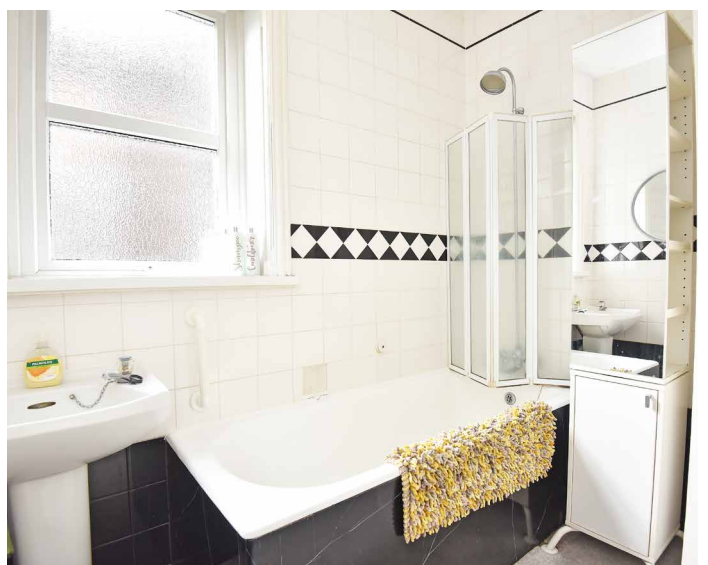
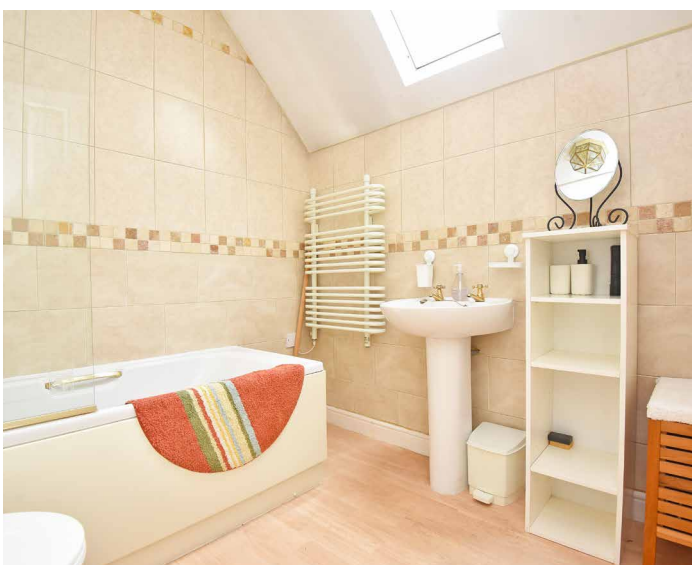


Sitting Room · Dining Room · Kitchen · Cloakroom

6 Double Bedrooms · 2 Bathrooms

Off-Road Parking · Garage · Garden







ACCOMMODATION

SITTING ROOM

An impressive reception room with bay window to front and attractive fireplace with living flame gas fire.

DINING ROOM

A further reception room providing a dining area with living flame gas fire.

KITCHEN

With a range of fitted wall and base units with worktop and breakfast bar. Gas hob and integrated double oven. Space and plumbing for washing machine and integrated fridge and freezer. Door leads to the garden.

CLOAKROOM

With WC and basin.

BASEMENT

There is a large basement area with separate access from the rear of the property. There is huge potential to develop this space to be used as a self-contained annex or additional living space with kitchen, bathroom, living area and bedroom.

FIRST FLOOR BEDROOMS

There are three double bedrooms on the first floor with attractive ornamental fireplaces.

BATHROOM

With basin and bath with shower above. Separate WC.

SECOND FLOOR LANDING/STUDY

A spacious landing with potential to use as a study area if required.

BEDROOMS

There are three double bedrooms on the second floor, with ornamental fireplaces. One of the bedrooms has fitted kitchen units and sink.

BATHROOM

A white suite comprising WC, basin and bath with a shower fitting. Heated towel rail.

FLOOR PLAN



Total Area: 264.8 m² ... 2850 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 driveway provides parking and leads to a single garage. To the rear of the property is a garden with lawn and a sitting area with a delightful aspect to the rear over the adjoining bowling green.

Position

The property is situated on this desirable residential street on the north side of Harrogate, and is well served by excellent local amenities and is just a short distance from Harrogate town centre.

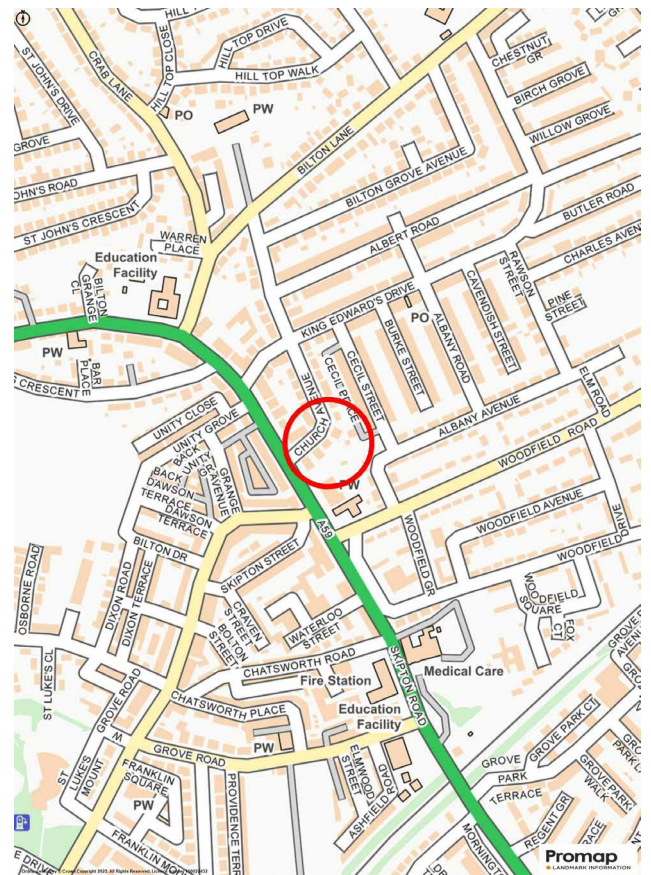
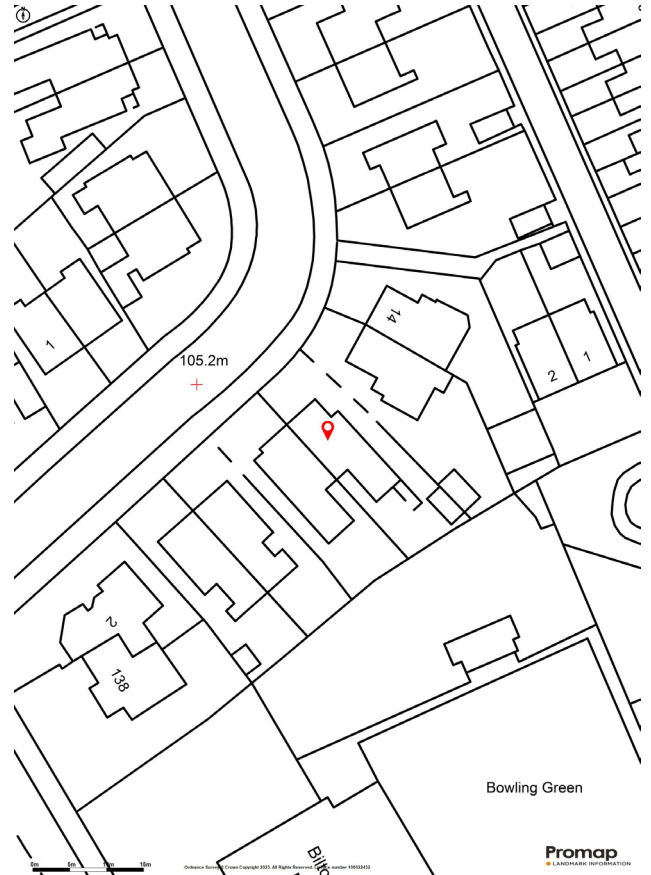
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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