



VERITY
FREARSON

41 ARTHURS AVENUE, HARROGATE, HG2 0EB

OFFERS OVER £850,000

41 ARTHURS AVENUE,

Harrogate, HG2 0EB

A stunning four / five-bedroomed detached family house offering impressive accommodation extending to over 2300 sq ft with a larger than average garden in this popular south Harrogate location.

This super family home has been skillfully extended to reveal very spacious open-plan living accommodation, with double doors leading to the very large rear garden with open aspect over the adjoining Harrogate Grammar School playing fields. The flexible accommodation has several reception rooms and four first-floor bedrooms with a further study / fifth bedroom on the ground floor.

There is a modern house bathroom and the master bedroom has a dressing room and ensuite shower room. Arthurs Avenue is a sought-after area, being close to excellent local schools, including the Harrogate Grammar School and local amenities and just a short distance from the Stray and Harrogate town centre.

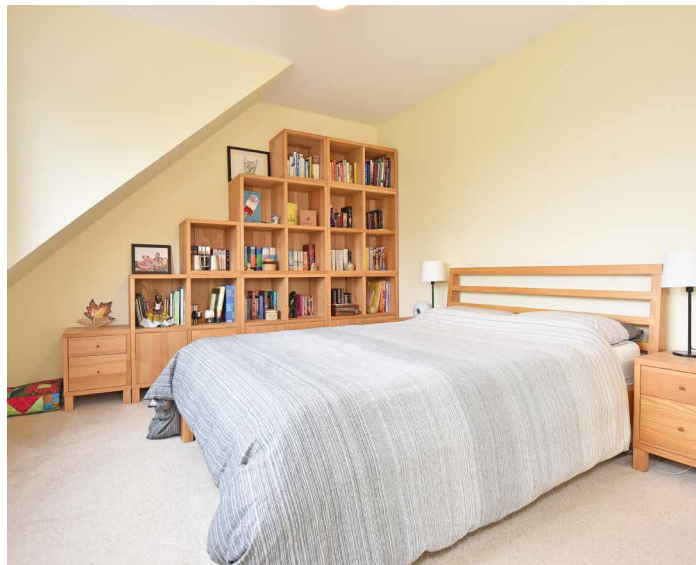


Kitchen · Sitting Room · Dining Room · Family Room · Study/Bedroom 5 · Utility · WC

4 Bedrooms · En-suite · Bathroom

Off-Road Parking · Double Garage · Large Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With tiled floor and windows to front. Leads to -

RECEPTION HALL

Parquet wood flooring, central heating radiator and under-stairs cupboard.

CLOAKROOM

White low-flush WC and washbasin with storage below. Window to front and central heating radiator.

SITTING ROOM/DINING ROOM

An impressive and spacious L shaped room with sitting and dining area with oak-effect flooring, domed skylight windows and two sets of glazed double doors leading to the rear garden. Central heating radiator. Glazed double doors lead to -

FAMILY ROOM

A further reception room with wood-burning stove, window to front and central heating radiator.

STUDY / BEDROOM 5

Window to rear, oak-effect flooring, central heating radiator and door leading to the garage.

KITCHEN

Range of modern wall and base units and granite work surfaces and breakfast bar. Four-ring gas hob with extractor hood above. Integrated electric oven and dishwasher. Porcelain floor tiles and central heating radiator. Opening to -

UTILITY ROOM

With glazed door to side. Worktop with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

Windows to front and two central heating radiators.

MASTER BEDROOM

An impressive master suite with dressing area with Velux windows. Two central heating radiators and window to rear.

EN-SUITE SHOWER ROOM

Modern suite comprising low-flush WC, washbasin and shower. Chrome heated towel rail, Porcelain tiling to walls and floor. Velux window to front.

BEDROOM 2

A double bedroom with window to rear and central heating radiator.

BEDROOM 3

A double bedroom with window to rear and central heating radiator.

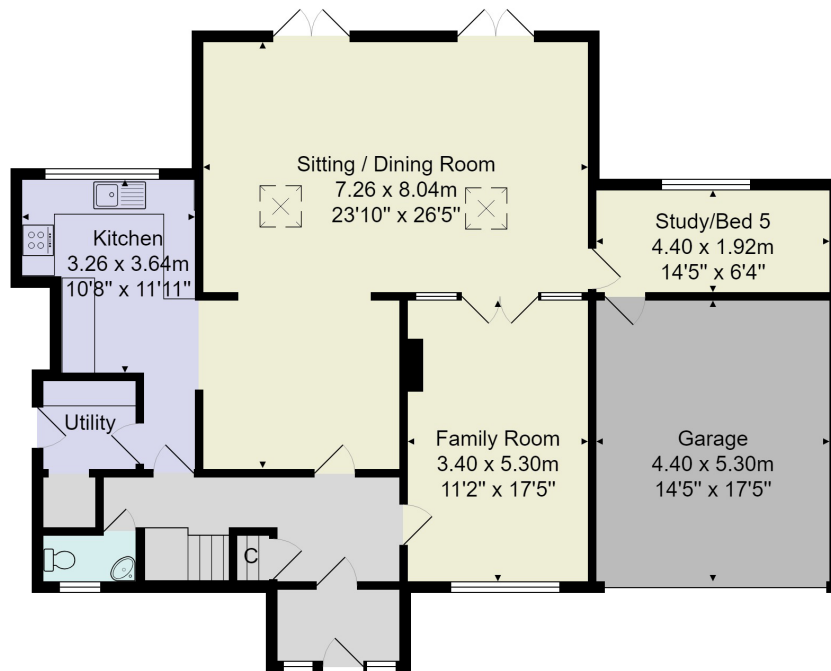
BEDROOM 4

A double bedroom with window to rear and central heating radiator.

BATHROOM

Modern white suite comprising low-flush WC, washbasin, bath and separate shower cubicle. Windows to front and side. Porcelain tiles to walls and floor. Shaver point. Chrome heated towel rail.

FLOOR PLAN



Ground Floor

Total Area: 134.0 m² ... 1442 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



First Floor



Total Area: 82.1 m² ... 884 ft²

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Outside

An in-and-out horseshoe driveway with feature planting, mature hedging, block paving and wrought-iron gates to either side provides ample off-street parking and leads to a DOUBLE GARAGE with power, light and water-tap. Wooden fencing and gate to the side provides access to the rear garden with extensive lawned area. There is an elevated paved seating area with a northeast-facing aspect. There is also a summerhouse.

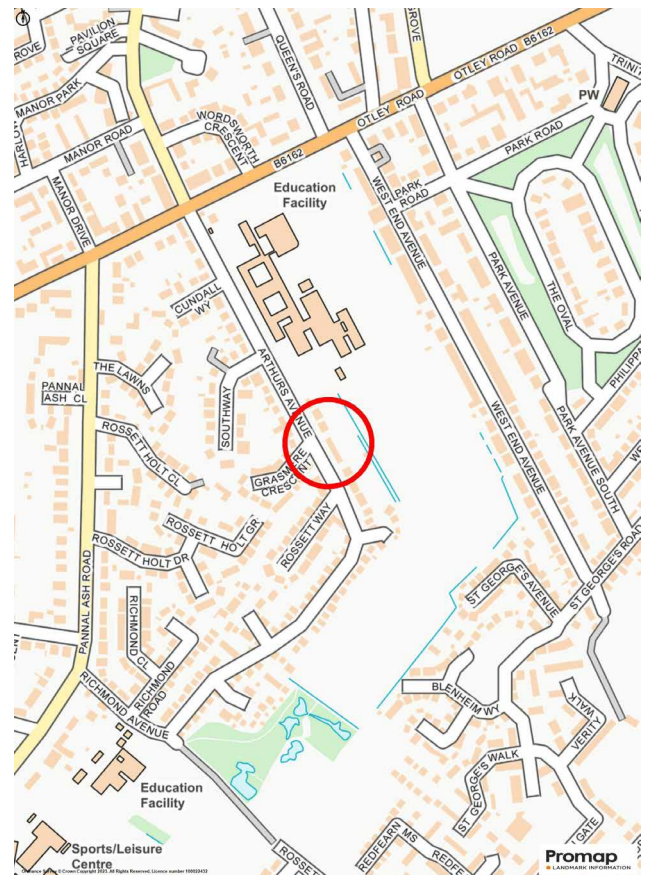
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





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verityfearson.co.uk