



VERITY  
FREARSON

76 FRANKLIN ROAD, HARROGATE, HG1 5EN

OFFERS OVER £900,000

# 76 FRANKLIN ROAD,

*Harrogate, HG1 5EN*

**A most impressive five bedroomed semi detached townhouse, situated in this delightful position on an attractive tree-lined avenue within easy walking distance of Harrogate town centre.**

This substantial family home provides high-quality accommodation, having been refurbished and modernised to a high standard in recent years. On the ground floor there are two reception rooms together with a stunning fitted kitchen which has bi folding doors that lead to the enclosed rear courtyard garden. There is also a useful downstairs utility room and cloakroom and fully tanked basement store room. Over the upper floors there are five double bedrooms, two of which have ensuite bathrooms and there is also a modern house bathroom.

The property is appointed to a very high standard with high quality fittings throughout the property as the benefit of a new roof, new electrical wiring, plumbing and boiler.



Sitting Room · Dining Room · Breakfast Kitchen · Utility · Cloakroom

5 Bedrooms · 2 Ensuites · Bathroom

On Road Parking · Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

The front door has a Caryl Hallett stained glass window above and leads to the spacious reception hallway. Underfloor heating.

### SITTING ROOM

A spacious reception room with bay window to front and acoustic glass window and glazed doors leading to the dining room. Underfloor heating.

### DINING ROOM

A further good sized reception room providing a dining area. Underfloor heating.

### BREAKFAST KITCHEN

A stylish fitted kitchen with a range of modern wall and base units with worktop and breakfast bar. Gas hob and integrated Neff appliances, including double ovens and warming drawers, full height integrated fridge and freezer, integrated dishwasher and wine fridge. Bi folding doors lead to the garden.

### UTILITY

With fitted units and integrated washing machine. Door leads to garden.

### CLOAKROOM

With WC and basin.

### BASEMENT

With heating, lighting and power. Can be used as a storeroom, ironing room or an office.

### FIRST FLOOR

#### BEDROOM ONE

A double bedroom with fitted wardrobes and ensuite.

#### ENSUITE

A modern white suite comprising WC, basin, shower and bath. Tiled floor with under floor heating.

#### BEDROOM 2

A double bedroom with fitted desk, storage and ensuite shower room. There is a quality fold down bed, allowing the room to be used as both a study and a guest bedroom.

### ENSUITE

With WC, basin and shower.

Heated towel rail. Tiled floor with underfloor heating.

### BEDROOM 3

A further good sized bedroom with windows to 2 sides.

### SECOND FLOOR

#### BEDROOM 4

A large double bedroom with window to front.

#### BEDROOM 5

A further double bedroom with fitted wardrobes.

### BATHROOM

A white modern suite comprising WC, basin, bath and large walk-in shower. Heated towel rail. Tiled floor with underfloor heating.

### LOFT

Boarded and provides excellent storage.

# FLOOR PLAN



Total Area: 213.3 m<sup>2</sup> ... 2296 ft<sup>2</sup>

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**

To the front of the property is an attractive garden with new wrought iron railings, lawn and path leading to the front door.

To the rear is an attractive enclosed courtyard garden with black limestone paving, providing an excellent outdoor, entertaining space with high quality German Weinor awning and screens and is efficiently heated and is well supplied with electric sockets. An electric gate leads to the rear so there is potential to use the rear courtyard area for parking if required. Useful outside store to the side.

There is ample on road parking to the front and rear of the property.

**Position**

The property is situated in a delightful position on an attractive tree-lined avenue, within easy, walking distance of Harrogate town centre, where there is a range of excellent amenities on offer, including bars, restaurants, shops and the Harrogate railway station is just a short distance away.

**Agents Note**

The owners have made a number of modifications to make the home more energy efficient, all exterior walls and the loft have been insulated and dimmable LED lighting was installed throughout. The heating for the ground floor, first floor and second floor is zoned so can be controlled separately.

The property has been fully modernised and refurbished in recent years and has the benefit of a new roof, new plumbing and electrics throughout, new boiler, underfloor heating in the hall, dining room, and sitting room, modern bathrooms with underfloor heating, a basement room which has been tanked and has the benefit of a fully boarded loft.

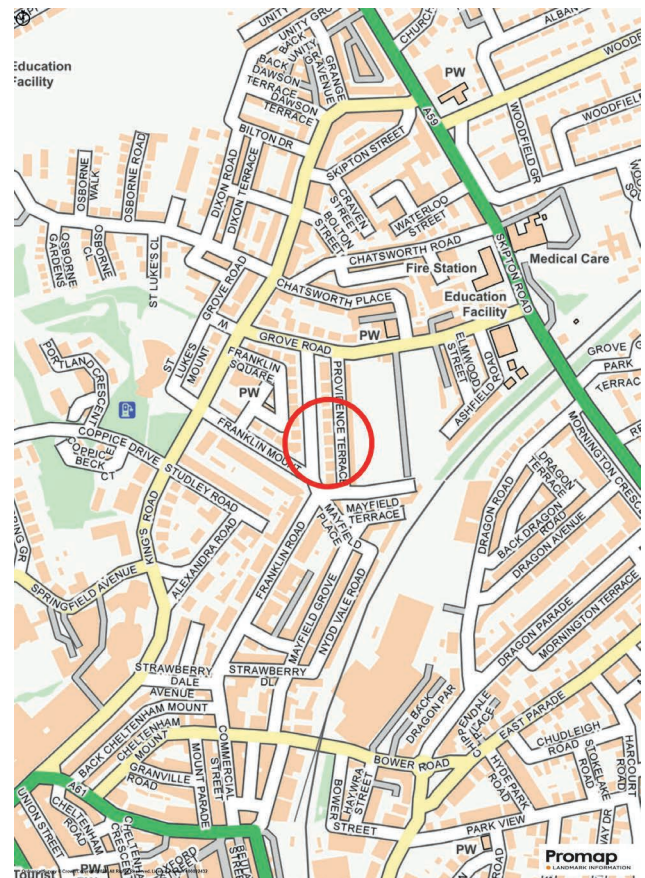
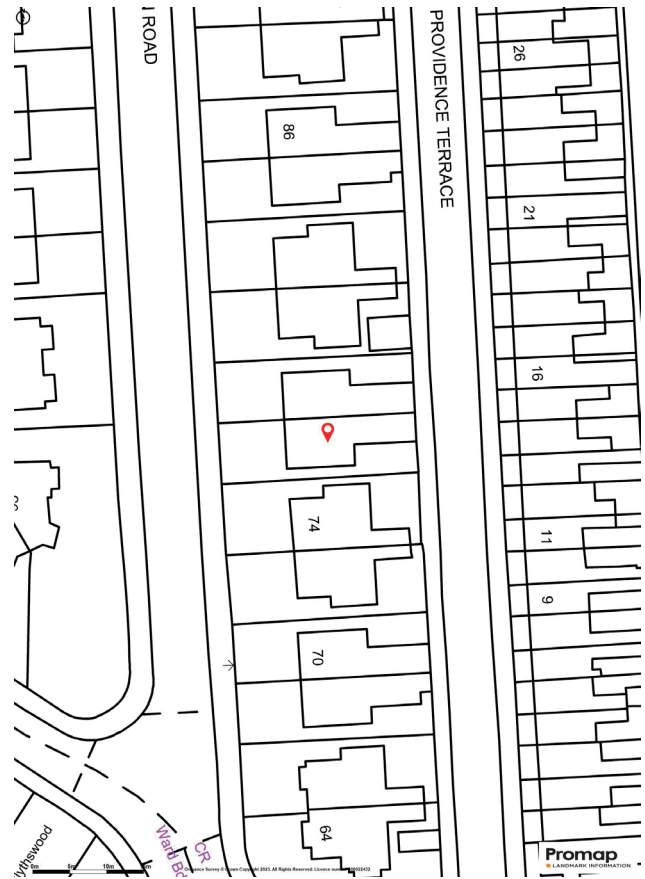
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



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	75	81
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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