



VERITY
FREARSON

4 VERNON ROAD, HARROGATE, HG2 8DE

£765,000

4 VERNON ROAD,

Harrogate, HG2 8DE

A fantastic opportunity to purchase a substantial stone-built semi-detached family home within this desirable south Harrogate location, with generous parking, double garage and a very good-sized garden. This excellent property is available to purchase for the first time in over 50 years. It has been well maintained but now offers the opportunity to update, modernise and adapt the accommodation to suit the purchaser's requirements.

The accommodation comprises two large reception rooms on the ground floor, together with a dining kitchen, utility and downstairs WC. On the first floor there are four good-sized bedrooms as well as a shower room and second WC. There is a drive to the front of the property which provides ample parking and leads to a double garage, whilst to the rear there is an attractive, good-sized garden with lawn and patio. The property is situated in this desirable south Harrogate location just off Leeds Road, close to a parade of shops, Hornbeam Park railway station, and within the catchment area of Harrogate's most popular primary and secondary schools.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · Shower Room · Separate WC

Off-Road Parking · Double Garage · Large Lawned Garden To The Rear







ACCOMMODATION

GROUND FLOOR
RECEPTION HALL
Spacious and light.

SITTING ROOM
A large reception room with bay window and attractive fireplace with living-flame gas fire.

DINING ROOM
A further reception room with window overlooking the garden and attractive fireplace.

DINING KITCHEN
With spacious dining area and window overlooking the garden. The kitchen comprises a range of fitted units with oak worktops and space for appliances.

UTILITY ROOM
With space and plumbing for washing machine and appliances.

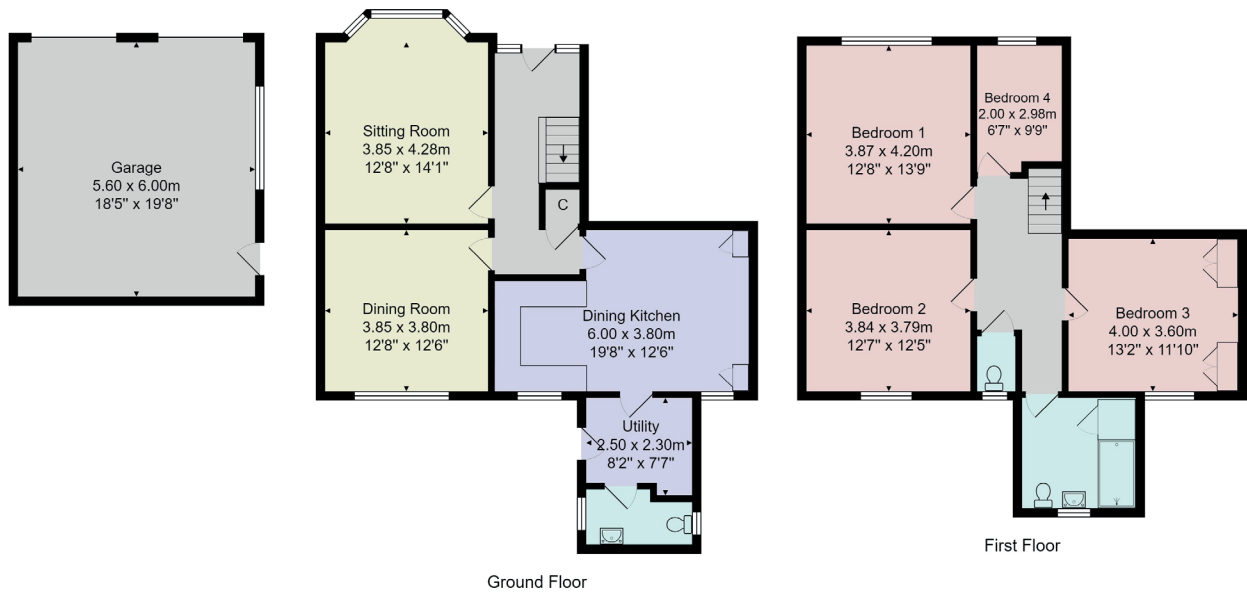
CLOAKROOM
With WC and washbasin.

FIRST FLOOR
BEDROOMS
There are four good-sized bedrooms on the first floor.

SHOWER ROOM
With WC, washbasin and large step-in shower. Fitted cupboards.

SEPARATE WC
A useful additional WC.

FLOOR PLAN



Total Area: 146.1 m² ... 1572 ft² (excluding garage)

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

Block paved driveway provides ample parking and leads to a large double garage, with power supply. There is a fully enclosed rear Yorkshire stone walled garden, which is generously sized and lawned, featuring substantial mature shrub borders and Yorkshire stone flagged patio.

Services

All mains services connected.

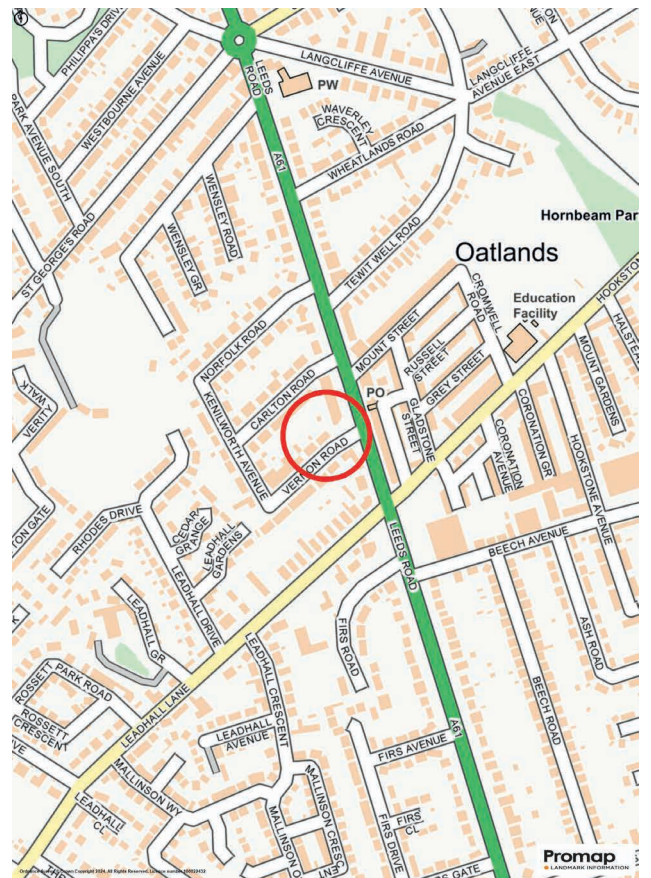
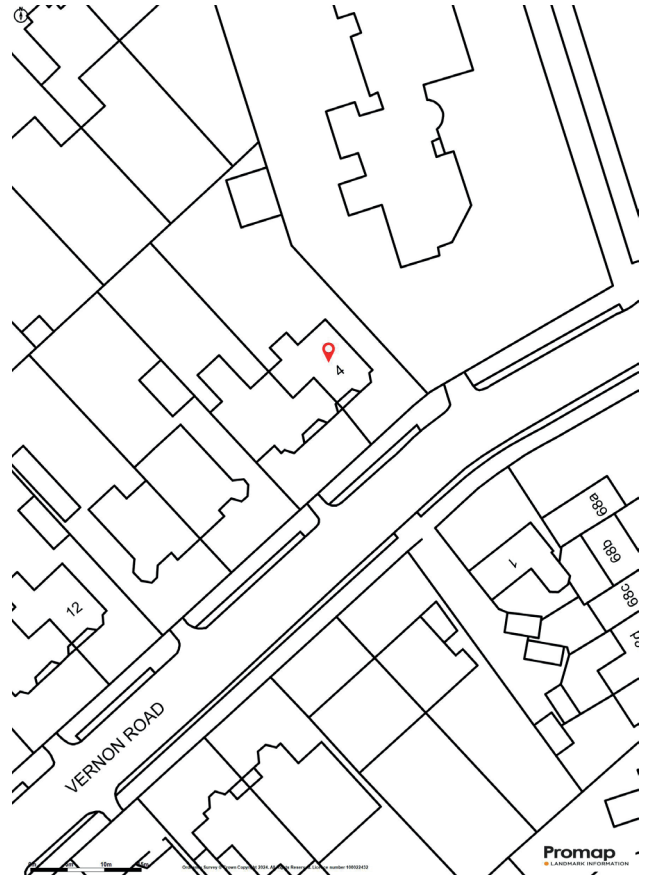
Agent's Note

New boiler installed in the last 2 years (10 year warranty).

Tenure

Freehold

Council Tax Band - F



| Energy Efficiency Rating | | Current | Potential |
|---|---------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92+) | | |
| B | (81-91) | | |
| C | (69-80) | | 74 |
| D | (55-68) | | |
| E | (39-54) | 51 | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

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