



VERITY  
FREARSON

20 RAYLEIGH ROAD, HARROGATE, HG2 8QR

GUIDE PRICE £1,000,000



# 20 RAYLEIGH ROAD,

*Harrogate, HG2 8QR*

**A most impressive four-bedroom detached family home occupying a particularly generous plot, situated in this popular south Harrogate location well served by excellent local amenities and schooling.**

A generous reception hallway with wood panelling welcomes visitors to the property and leads to the two main reception rooms which are of generous proportions as well as the well-equipped kitchen and cloakroom / WC. There is also an additional third reception room which is part of a rear extension and provides an additional living area with windows overlooking the delightful garden. Upstairs, there are four good-sized bedrooms, including the main bedroom which has fitted wardrobes, views over the rear garden and an en-suite bathroom.

A particular feature of the property is the impressive plot. There is driveway parking to the front, a large garage and a delightful rear garden with mature planting, lawn and patio.



Sitting Room · Dining/Living Room · Family Room · Kitchen · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Large Garage · Generous Plot Extending to approximately 0.4 acres













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

A spacious reception hallway with wood panelled walls.

### SITTING ROOM

A large reception room with bay window and further window to side. Attractive fireplace with open fire.

### DINING/LIVING ROOM

A further large reception room with windows overlooking the rear garden. Fireplace with open fire.

### FAMILY ROOM

Providing a further sitting area with windows and glazed doors overlooking the garden.

### KITCHEN

With a range of fitted units with electric hob, double oven and integrated dishwasher and fridge.

### UTILITY

With fitted units with space for washing machine and appliances.

### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with windows overlooking the rear garden. Fitted wardrobes and ensuite.

#### EN-SUITE

With saniflow WC, washbasin and corner bath. Access to eaves storage.

#### BEDROOM 2

A double bedroom with bay window.

#### BEDROOM 3

A double bedroom with fitted wardrobes.

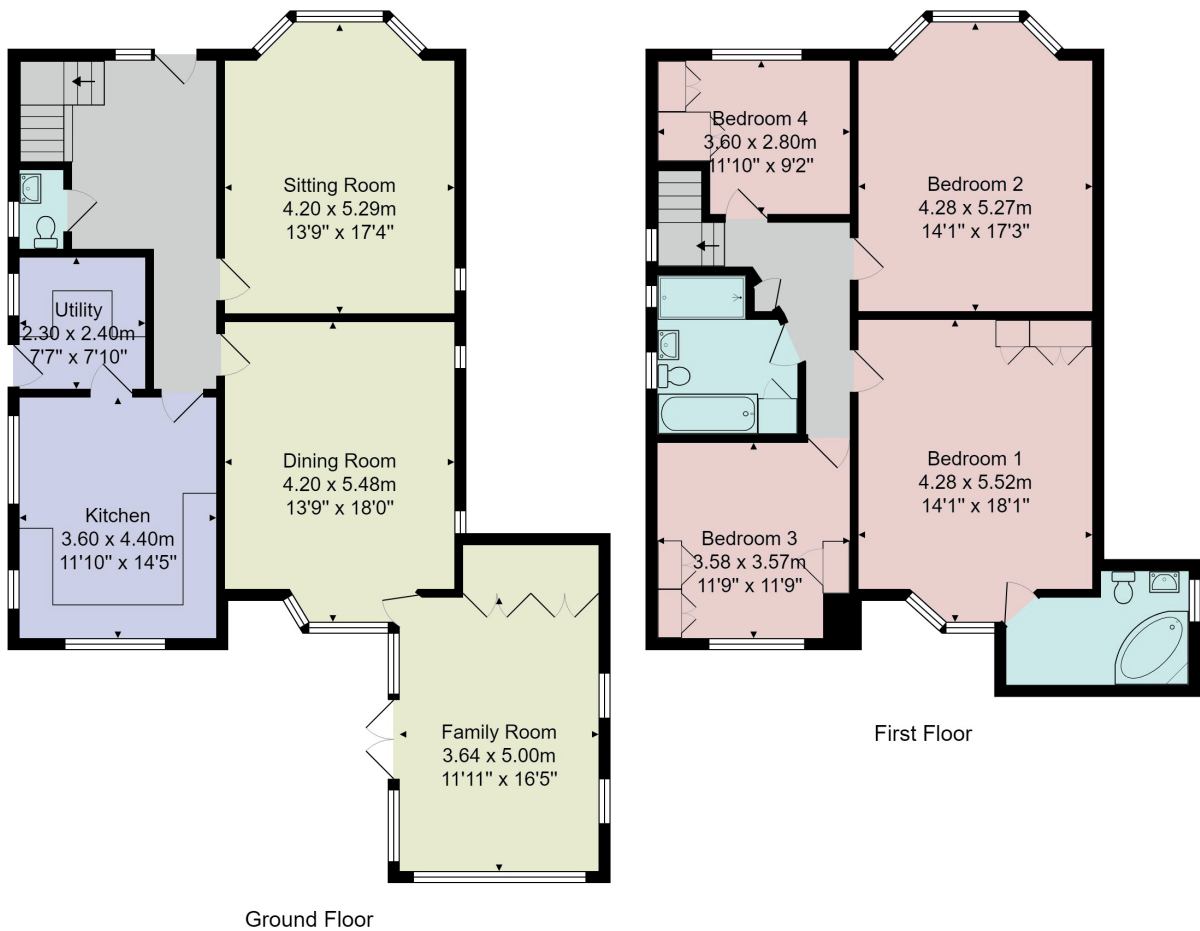
#### BEDROOM 4

A further bedroom with fitted cupboard.

#### BATHROOM

A white suite with WC, washbasin set within a vanity unit, bath and shower. Fitted cupboard.

# FLOOR PLAN



Total Area: 192.7 m<sup>2</sup> ... 2074 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

The property occupies a particularly generous plot, extending in total to approximately 0.4 acres. A driveway to the front provides parking and leads to a large garage which has light and power. A delightful rear garden with mature planting, lawn and patio, and a wooded, wildlife area with mature trees, spring bulbs and wildflowers.

### Position

The property is situated in a desirable south Harrogate location, well served by excellent local schooling, within a few minutes' walk of Hornbeam Park railway station and a range of other local amenities and shops nearby.

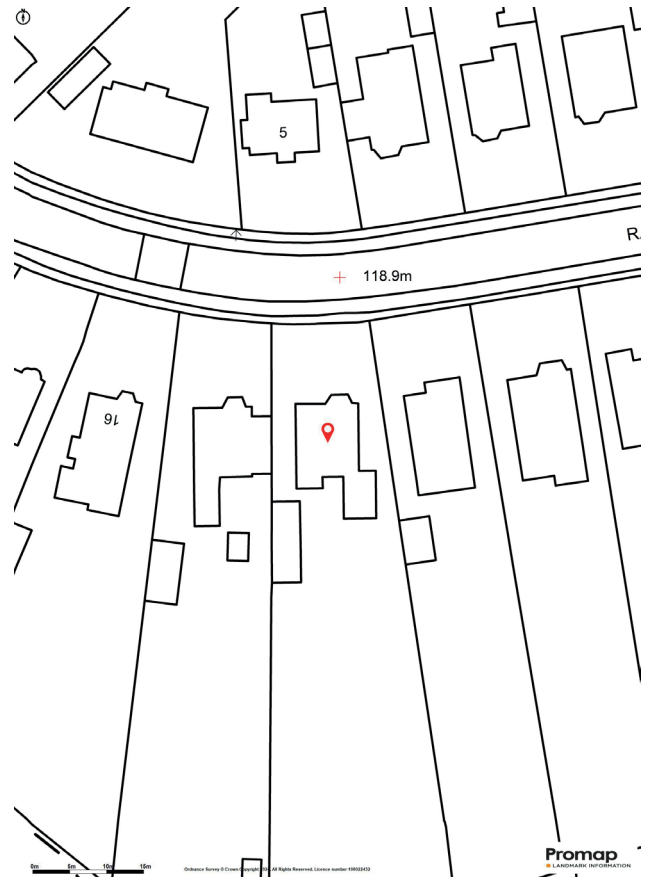
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - G



Harrogate

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