



VERITY
FREARSON

193 WETHERBY ROAD, HARROGATE, HG2 7AE

OFFERS OVER £625,000

193 WETHERBY ROAD,

Harrogate, HG2 7AE

A beautifully presented and spacious four-bedroom detached home with a good-sized garden, situated within this popular and convenient location on the edge of Harrogate town centre.

This impressive property provides generous accommodation comprising a spacious sitting room, together with a stunning open-plan living kitchen in addition to a useful utility room and cloakroom / WC. Upstairs, there are four good-sized bedrooms, including the main bedroom which has fitted wardrobes and en-suite shower room, and modern house bathroom. To the rear of the property, a driveway provides parking and leads to a tandem garage with electric door, and there is a good-sized and attractive rear garden with lawn and paved sitting areas.

The property is situated on the corner of Wetherby Road and Rudbeck Drive, conveniently located close to excellent local amenities, including shops and schools and just a short distance from Harrogate town centre.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING / DINING ROOM

A large reception room with spacious sitting area with attractive fireplace and living-flame gas fire and space to have additional dining area if required with patio doors leading to the garden. Remote control electric window blinds.

LIVING KITCHEN

A stunning open-plan living space with room for sitting and dining areas with glass shelving, fitted cabinets, and wall-mounted living-flame gas fire. The kitchen has a range of fitted wall and base units with worktop, island and breakfast bar, gas hob, double oven and integrated dishwasher. Remote control electric window blinds.

UTILITY ROOM

With a range of fitted units with worktop and sink. Space and plumbing for washing machine and other appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A large en-suite with WC, washbasin and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further double bedroom.

BEDROOM 4

A further bedroom or study with fitted wardrobe and fitted desk. Remote-controlled electric window blinds.

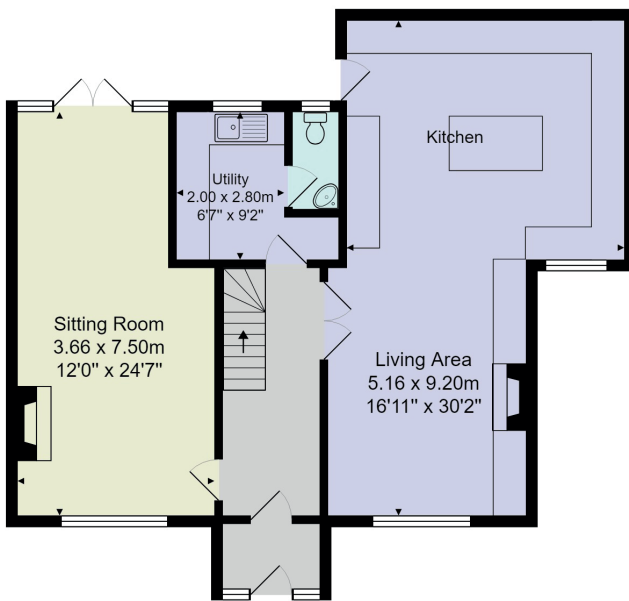
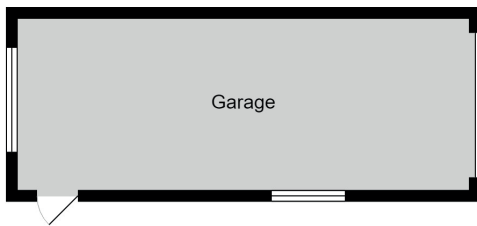
BATHROOM

A white suite comprising WC, washbasin, bath and shower.

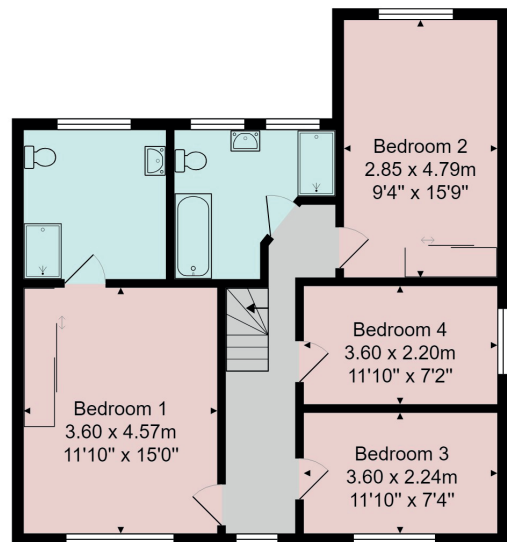
LOFT

There is a loft accessed via a hatch. Understood to be partially boarded.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 159.1 m² ... 1713 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A drive provides parking and leads to a garage with electrically-operated door, light and power. To the rear of the property there is an attractive garden with lawn and various paved sitting areas.

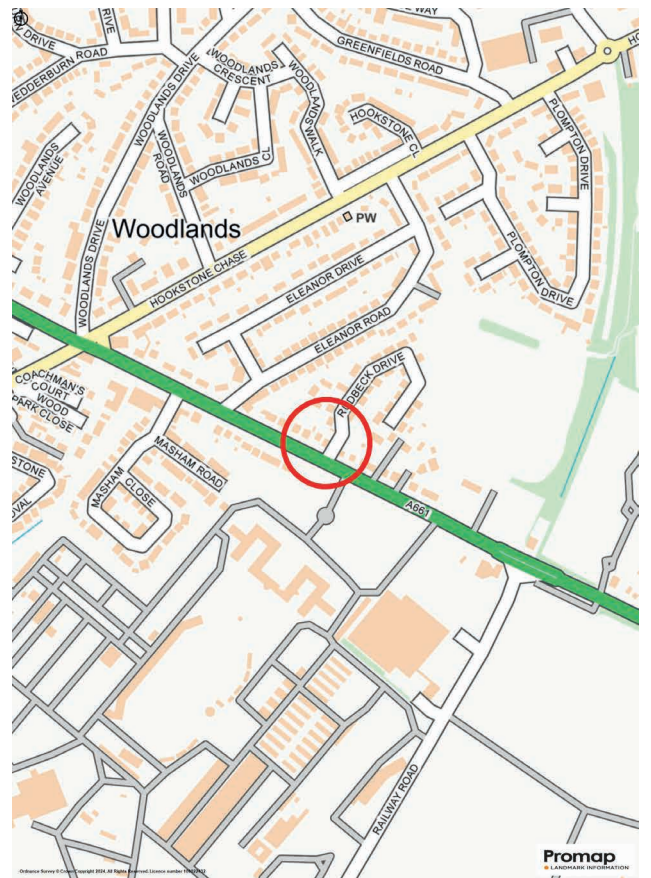
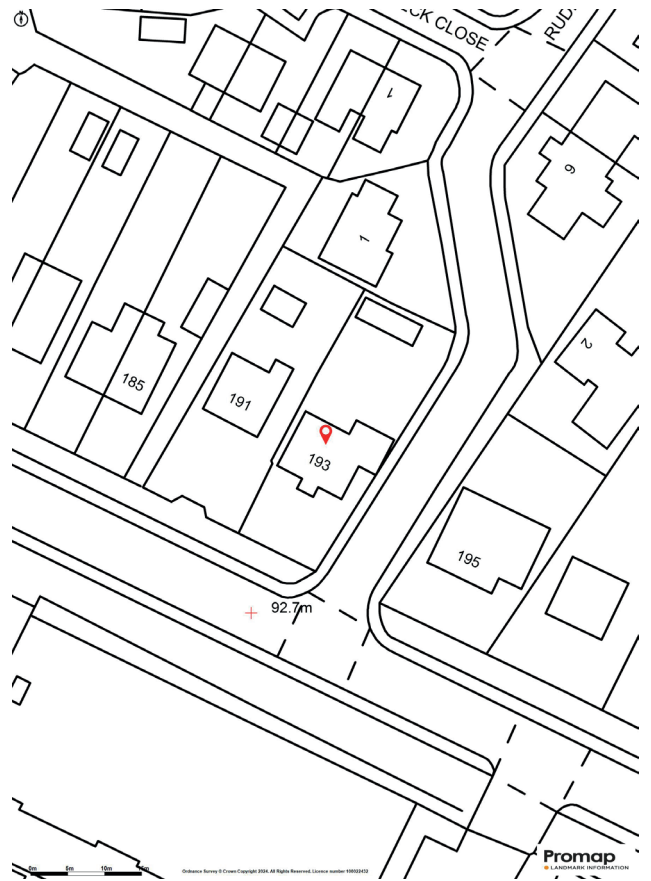
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk