

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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24 Rawson Street, Harrogate, North Yorkshire, HG1 4NU

£300,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 24 Rawson Street, Harrogate, North Yorkshire, HG1 4NU

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A beautifully presented and extended three-bedroom property which has been newly refurbished to a very high standard and is situated in this convenient location well served by local amenities.

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This most impressive property has been updated by the current owners and fully refurbished to include a new roof, windows, electrics and plumbing. The accommodation comprises a stunning open-plan kitchen and dining area with glazed doors leading to the garden, a separate sitting room with wood-burning stove, utility room and cloakroom. On the upper floors there are three double bedrooms, including the main bedroom on the top floor which has a dressing area and en-suite WC, and a modern family bathroom. There is an enclosed rear garden which provides an excellent outdoor entertaining space and parking.

Rawson Street is a quiet, residential street, close to excellent local amenities and nearby park and is just a short distance from Harrogate to town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

#### **SITTING ROOM**

A spacious reception room with bay window and wood-burning stove.

#### **LIVING KITCHEN**

With spacious dining area with glazed bi-folding doors and roof lantern. The kitchen comprises a range of stylish fitted units with quartz worktop, island, and breakfast bar. Gas hob, double oven, warming drawer and integrated dishwasher.

#### **UTILITY ROOM**

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

#### **CLOAKROOM**

With WC.

## **FIRST FLOOR**

### **BEDROOM 2**

A double bedroom with bay window.

### **BEDROOM 3**

A double bedroom with window to the rear.

### **BATHROOM**

A white modern suite comprising WC, washbasin and bath with shower above. Tiled walls and floor.



## **SECOND FLOOR**

### **BEDROOM 1**

A large double bedroom with dressing area and en-suite WC.

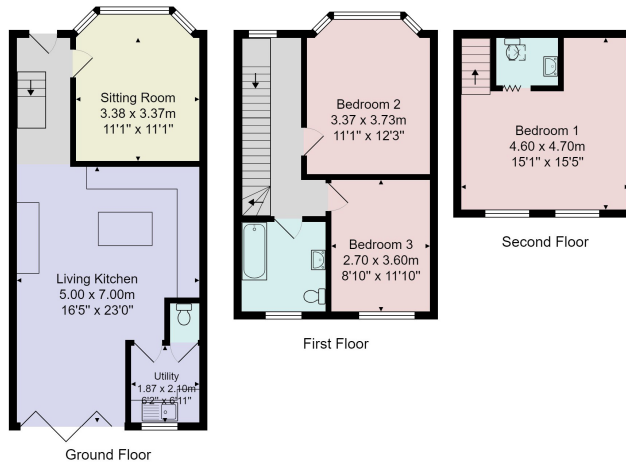
### **OUTSIDE**

There is enclosed rear courtyard garden with gates leading to the rear lane allowing off-street parking to the rear. Large timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 115.7 m<sup>2</sup> ... 1245 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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