



VERITY  
FREARSON

10 ALEXANDRA ROAD, HARROGATE, HG1 5JS

OFFERS OVER £750,000

# 10 ALEXANDRA ROAD,

Harrogate, HG1 5JS

**A substantial stone-built semi-detached family home with an attractive garden, situated in this desirable town-centre location within walking distance of the railway station.**

This impressive property provides beautifully presented and spacious accommodation arranged over three floors. On the ground floor there is a generous hallway, two reception rooms as well as a stunning open-plan dining kitchen with bi-folding doors leading to the garden, a utility room and downstairs WC. On the upper floors there are six double bedrooms, a modern family bathroom and additional shower room. The property also has the benefit of a cellar, which provides useful storage space. At the rear of the property there is an attractive enclosed garden with artificial grass, patio and planted borders, and there is a further garden to front with lawn and planted borders.

Alexandra Road is an attractive tree-lined avenue and quiet backwater within just a few minutes' walk of Harrogate town centre with its range of excellent amenities, including shops, bars and restaurants as well as excellent transport links, including Harrogate railway and bus stations. Offered for sale with no onward sales chain.



Reception Rooms ·

Bedrooms ·

Off-Road Parking ·







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A large reception hall with fitted cupboard and stripped wood flooring. Large storeroom off the reception hall.

#### SITTING ROOM

A spacious reception room with sash windows and attractive fireplace with open fire.

#### FAMILY ROOM

Further reception room with bay window, overlooking the garden and attractive fireplace with living- flame gas fire. Stripped wood flooring.

### DINING KITCHEN

An impressive open-plan kitchen and dining area with skylight windows and glazed bi-folding doors leading to the garden. The kitchen comprises a range of quality fitted wall and base units with granite worktops with range cooker, freestanding fridge / freezer and integrated dishwasher.

### UTILITY ROOM

With fitted worktop and space and plumbing for washing machine and tumble dryer.

### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR

#### BEDROOMS

Three good-sized bedrooms on the first floor.

#### BATHROOM

A white modern suite comprising WC, washbasin, free-standing bath and walk-in shower. Tiled walls and tiled floor with under-floor heating. Heated towel rail.

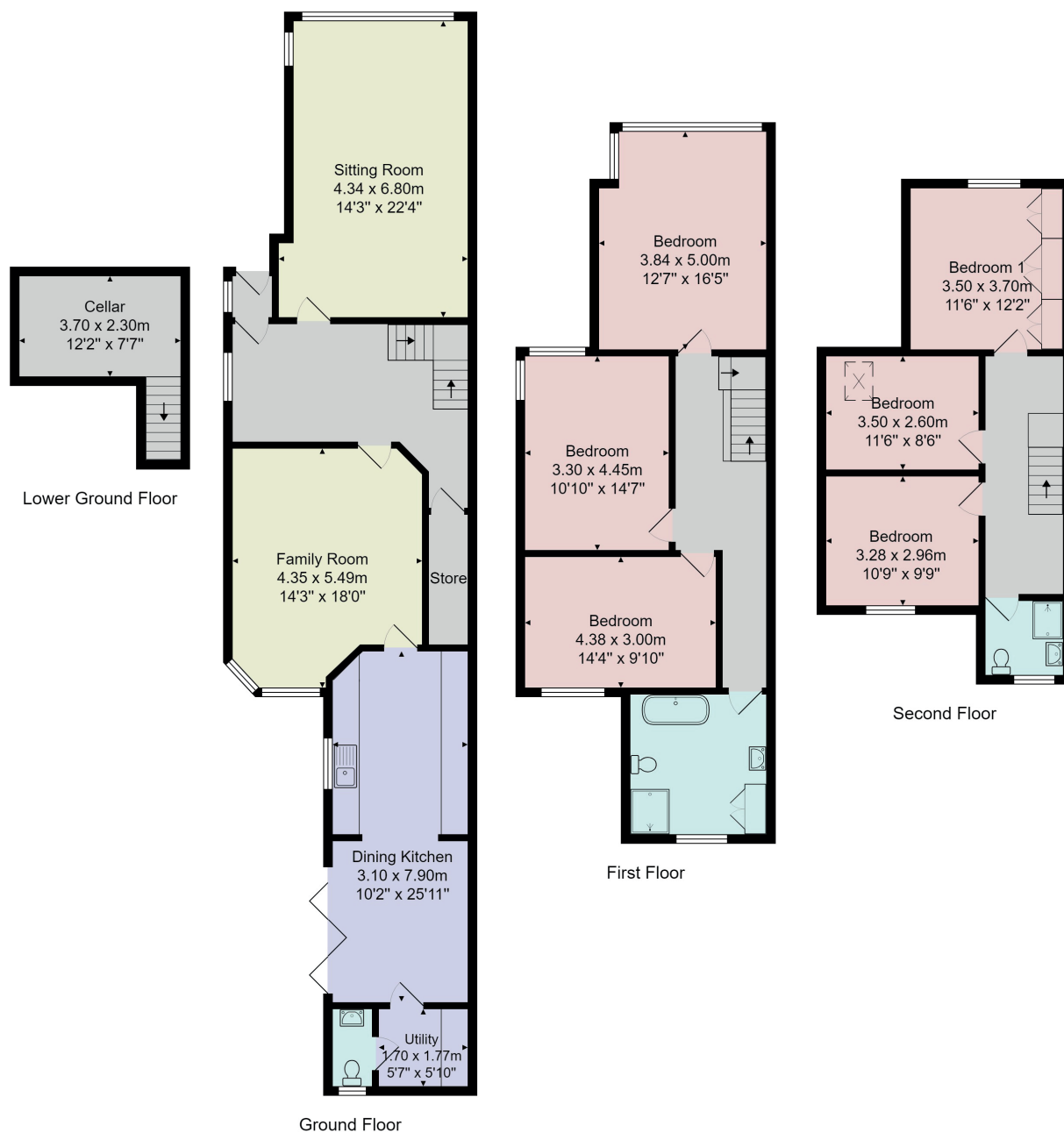
### SECOND FLOOR BEDROOMS

There are three further double bedrooms on the second floor.

### SHOWER ROOM

With WC, washbasin and shower.

# FLOOR PLAN



Total Area: 232.3 m<sup>2</sup> ... 2501 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 rear of the property there is attractive enclosed garden with artificial grass, patio and planted borders. Useful timber garden shed. Further attractive front garden with planted borders and lawn.

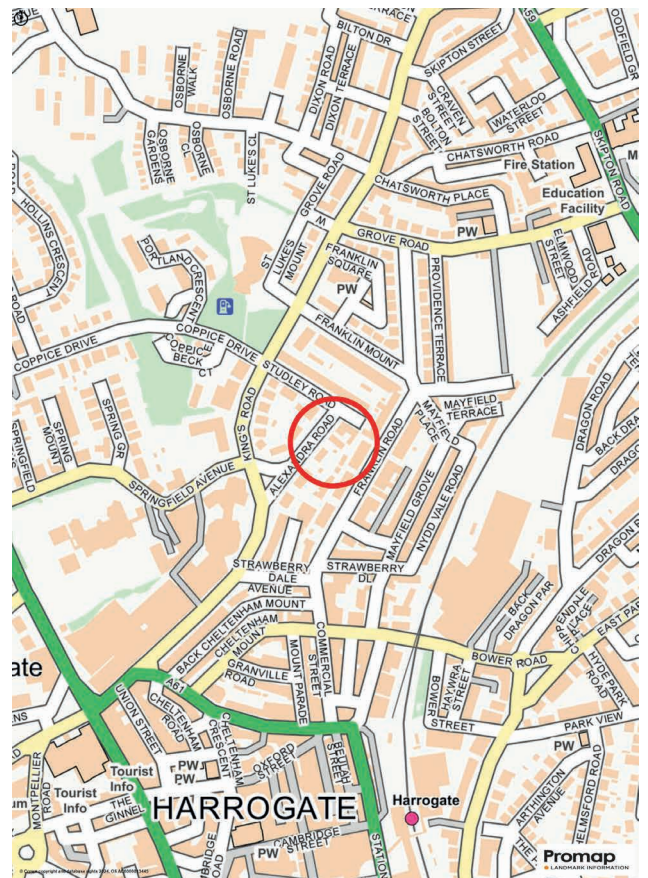
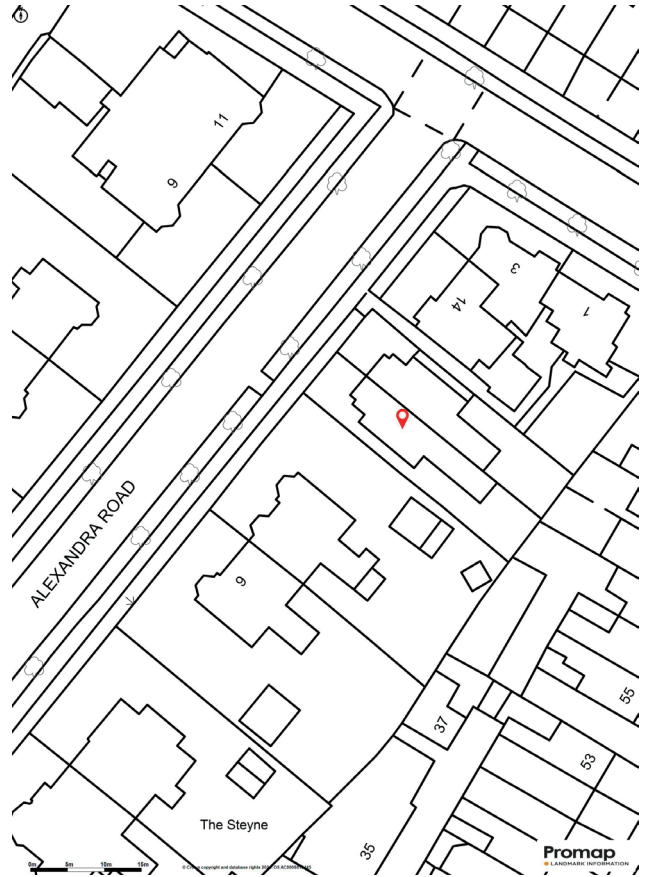
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(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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