



14 Jesmond Road, Harrogate, North Yorkshire, HG1 4RZ

£425,000

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A spacious and well-presented four-bedroom semi-detached property which has been extended to provide generous living space with a large garden, situated in a popular and convenient location.

This stylish and impressive family home has been extended and modernised by the current owners to provide generous accommodation comprising a spacious reception hall, a stunning open-plan living kitchen together with a separate reception room, a utility room and downstairs shower room. Upstairs, there are four good-sized bedrooms and a modern bathroom. A block-paved drive provides parking for three vehicles and to the rear of the property there is a large and attractive garden with lawn and various sitting areas.

This excellent home is situated in a quiet and convenient location, close to the amenities along Knaresborough Road and convenient for Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A reception room with a bay window and feature fireplace.

LIVING KITCHEN

A stunning open-plan living area with space for sitting and dining. Windows and glazed bi folding doors lead to the garden. The kitchen comprises a range of modern wall and base units with worktops and breakfast bar. Point for a range cooker, integrated wine fridge, dishwasher and fridge/freezer. Under-floor heating



UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and other appliances. Boiler cupboard provides further storage space.

SHOWER ROOM

A useful ground-floor shower room with WC, washbasin and large shower. Heated towel rail. Tiled flooring with under-floor heating.

FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor, with the two larger bedrooms having fitted wardrobes.



BATHROOM

A white suite with WC, washbasin and bath with shower above. Heated towel rail.

SECOND FLOOR BEDROOM 4

A further bedroom with skylight windows. Walk-in wardrobe.

OUTSIDE

To the front of the property a block-paved driveway provides parking for three vehicles. To the rear there is a good-sized garden with lawn, paved sitting areas and well-stocked planted borders. Timber garden shed.



Tenure - Freehold

Council Tax Band - C



Total Area: 143.0 m² ... 1539 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			