



VERITY  
FREARSON

2 FRANKLIN SQUARE, HARROGATE, HG1 5EL

£625,000



## 2 FRANKLIN SQUARE,

*Harrogate, HGI 5EL*

**A charming four-bedroom semi-detached period property with garden and parking, situated in this quiet yet convenient location just off King's Road and within easy walking distance of Harrogate town centre.**

This well-presented property provides spacious accommodation comprising a sitting and dining room, together with modern kitchen, utility room and useful basement storage area. On the upper floors there are four double bedrooms, two bathrooms and a study. There are two driveways which provide parking for at least two vehicles and there is an attractive garden with lawn and paved sitting areas.

Franklin Square is a quiet backwater, situated in a most convenient location well served by the excellent amenities along King's Road and within easy walking distance of the town centre, where there is an excellent range of amenities on offer, including shops, bars, restaurants, and the railway station.



Sitting / Dining Room · Kitchen · Utility Room · Basement

4 Bedrooms · Bathroom · Shower Room · Study

Off-Road Parking · Attractive Lawned Garden













## ACCOMMODATION

### **GROUND FLOOR ENTRANCE HALL**

#### **SITTING / DINING ROOM**

A spacious reception room with bay window to front and further windows to the rear. Attractive feature fireplace. Sitting and dining areas. Fitted shelving and cabinets.

#### **KITCHEN**

With a range of fitted wall and base units with gas hob, double oven, integrated dishwasher, fridge and freezer.

#### **UTILITY ROOM**

Fitted worktops and sink. Space and plumbing for a washing machine.

### **LOWER GROUND FLOOR BASEMENT ROOM**

Currently used as a gym area but with potential for further development and providing useful storage space.

### **FIRST FLOOR BEDROOMS**

There are two bedrooms on the first floor.

#### **STUDY**

A small study provides a useful workspace.

#### **BATHROOM**

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor. Heated towel rail.

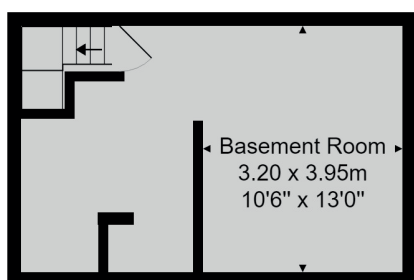
### **SECOND FLOOR BEDROOMS**

There are two further bedrooms on the second floor.

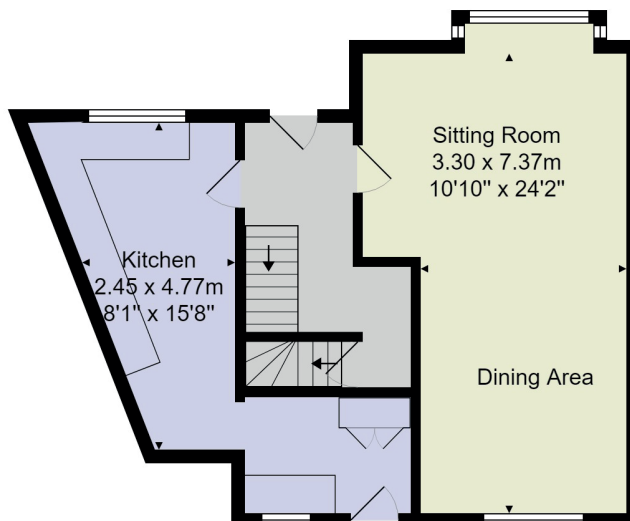
#### **SHOWER ROOM**

With WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

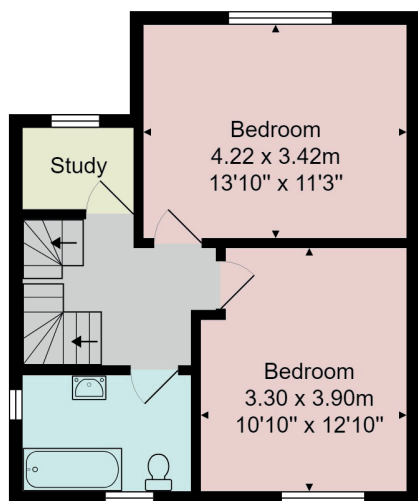
# FLOOR PLAN



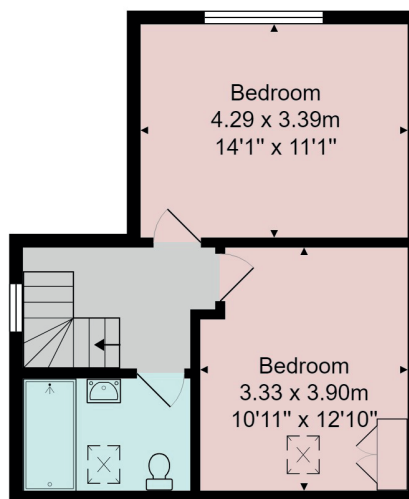
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 163.4 m<sup>2</sup> ... 1759 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**

There are two separate driveways that provide off-road parking for two vehicles. There is an attractive garden with lawn and paved sitting areas. Timber garden shed.

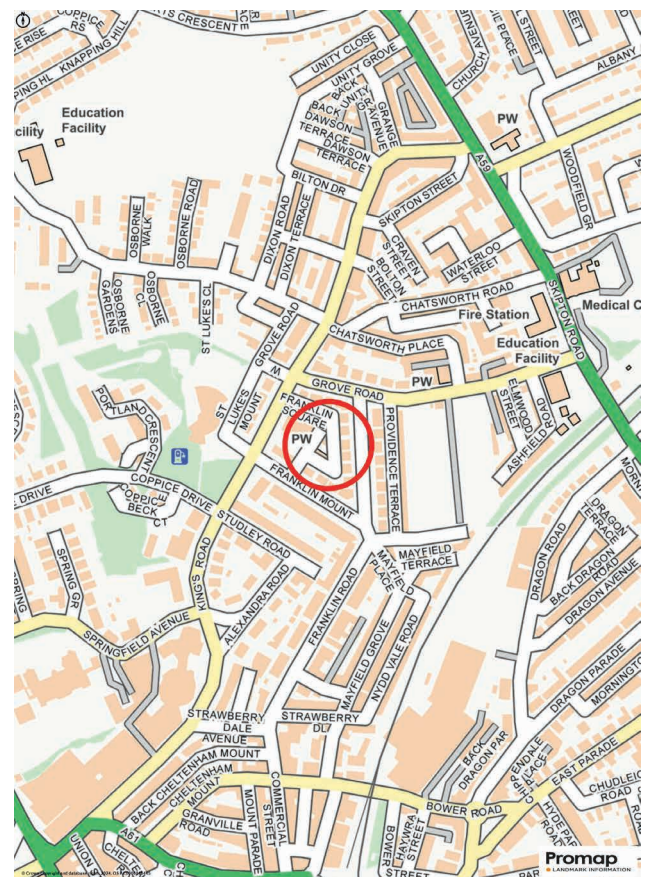
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - D**



Harrogate

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