



VERITY
FREARSON

35 TEWIT WELL ROAD, HARROGATE, HG2 8JJ

£850,000

35 TEWIT WELL ROAD,

Harrogate, HG2 8JJ

A fantastic opportunity to purchase a spacious and well-presented five-bedroomed house with a large south-facing garden and garage and situated in this prime location adjoining a park, within a few minutes' walk from a railway station and close to popular schools, the Stray and Harrogate town centre.

The generous accommodation comprises well-presented accommodation with two large reception rooms plus an extended dining kitchen and downstairs WC. On the first floor there are four bedrooms, including the main bedroom which has an en-suite. There is a modern house bathroom and the top floor provides a fifth bedroom. A particular feature of the property is the large and attractive south-facing garden which has gated access to the adjoining park to the rear.

Tewit Well Road is a very attractive and fashionable position to the south side of Harrogate, just off Leeds Road, well placed close to a popular shopping parade, excellent schools and Hornbeam Park railway station.



Kitchen · Sitting Room · Dining Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Detached Garage · Large South-Facing Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

KITCHEN

With a range of fitted units, granite worktop, and breakfast bar. Gas hob, double oven, integrated dishwasher and fridge / freezer. Dining area and glazed doors leading to the garden.

SITTING ROOM

A spacious reception room with bay window, fitted shelving and cabinets. Attractive feature fireplace with living-flame gas fire.

DINING ROOM

A further large reception room with glazed patio doors leading to the garden. Feature fireplace with living-flame gas fire.

CLOAKROOM / UTILITY

With WC and washbasin. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR BEDROOMS

There are four bedrooms on the first floor, including the main bedroom which enjoys views over the garden and has an ensuite shower room with WC, basin and shower.

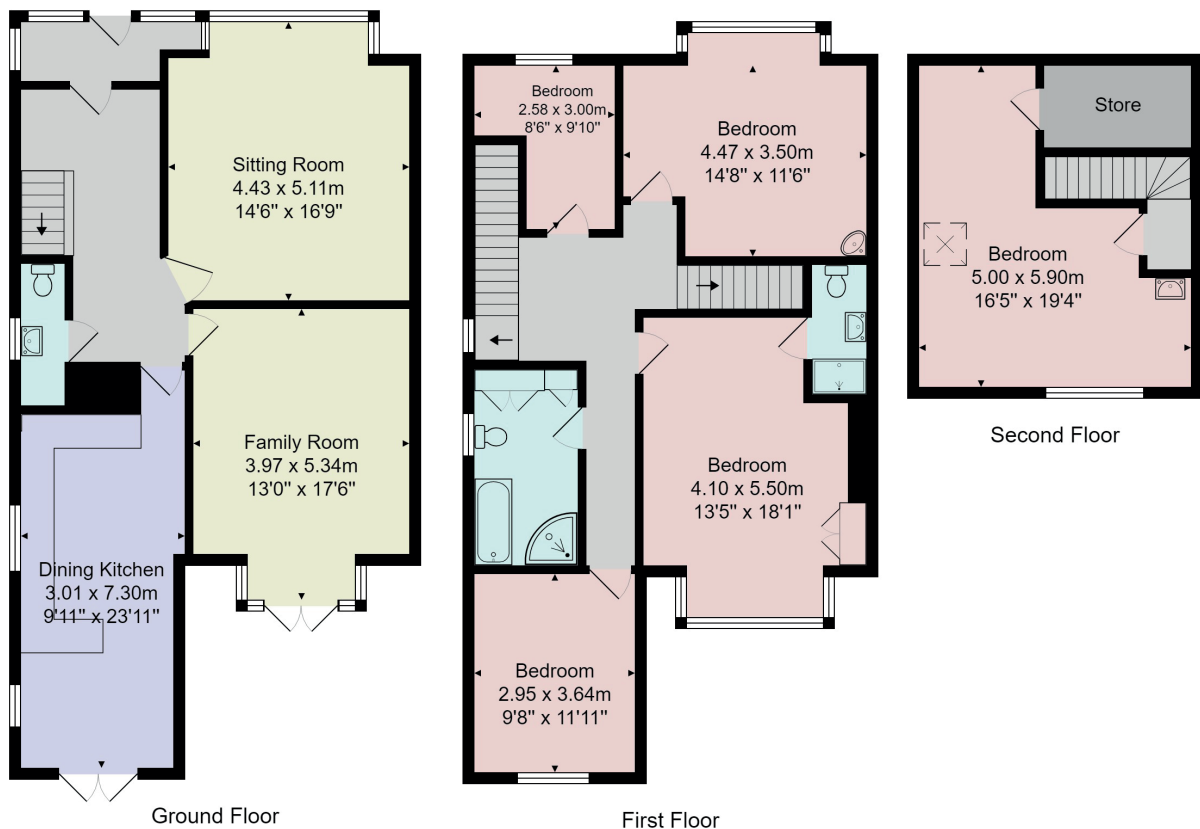
BATHROOM

A modern white suite with WC, washbasin, bath and shower. tiled flooring with under-floor heating. Fitted cupboards.

TOP FLOOR

Double bedroom with access to eaves storage.

FLOOR PLAN



Ground Floor

First Floor

Second Floor

Total Area: 192.5 m² ... 2072 ft²

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

A driveway provide parking and leads to a detached garage. To the rear there is an attractive and particularly large garden with lawn, paved sitting areas and mature, well-stocked borders. A gate provides direct access to the adjoining park located at the rear of the garden.

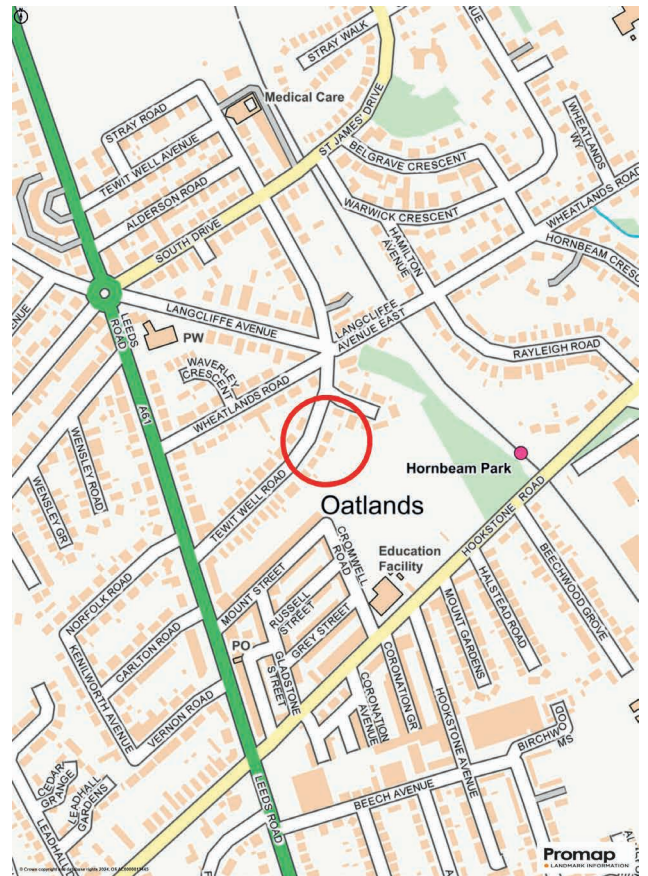
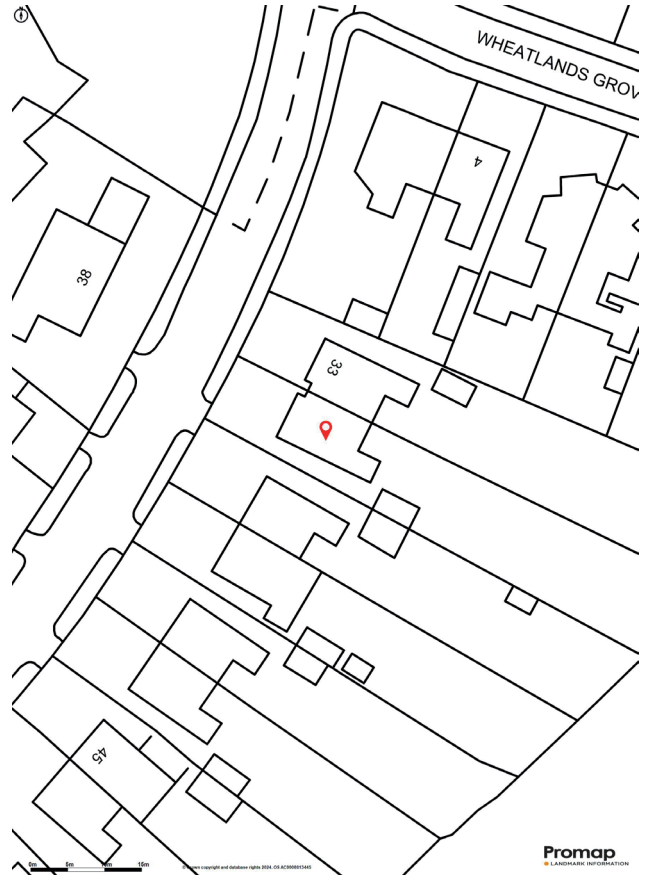
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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