



VERITY  
FREARSON

32 ARTHURS AVENUE, HARROGATE, HG2 0EB

OFFERS OVER £725,000



# 32 ARTHURS AVENUE,

*Harrogate, HG2 0EB*

**A spacious and beautifully presented three / four-bedroom detached home with generous drive and attractive garden, situated in this most convenient location, close to popular local schools and Harrogate town centre.**

This characterful property provides well-appointed accommodation which has been extended to provide impressive ground-floor living accommodation. On the ground floor there are two main reception rooms, together with a stunning open-plan living kitchen which has bi-folding doors leading to the garden, a separate utility / WC, and a further room which could be used as an additional reception room or bedroom with adjoining modern ground-floor shower room. Upstairs, there are three good-sized double bedrooms together with the family bathroom. To the front of the property, a driveway provides parking. To the rear, there is an attractive garden with lawn, planted borders and paved sitting area together with a summerhouse.

Arthurs Avenue is a sought-after area, being close to excellent local schools, including the Harrogate Grammar School and local amenities and just a short distance from the Stray and Harrogate town centre.



2 Reception Rooms · Family Room / Bedroom 4 · Shower Room · Living Kitchen · Utility Room

3 Bedrooms · Bathroom

Ample Off-Road Parking · Attractive Lawned Gardens And Summerhouse











## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

The original 1930s front door leads to the large reception hallway with cupboards and original panelling and staircase leading to the first floor.

#### SITTING ROOM

A spacious reception room with wood-burning stove.

#### DINING ROOM

A further reception room with a window to front with fitted shutters and attractive fireplace with living-flame gas fire.

#### FAMILY ROOM / BEDROOM 4

A further reception room or fourth bedroom with glazed bi-folding doors leading to the garden.

#### SHOWER ROOM

A modern white suite comprising WC, washbasin and walk-in shower. Tiled walls and floor. Heated towel rail.

### LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas with bi folding glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with worktop, gas hob, integrated double oven, integrated wine, fridge, fridge / freezer and dishwasher.

### UTILITY / CLOAKROOM

With fitted units, sink and space for appliances. WC. Large fitted cupboards.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with bay window with fitted shutters. Hand-made wooden fitted wardrobes.

#### BEDROOM 2

A double bedroom with window to rear with fitted shutters.

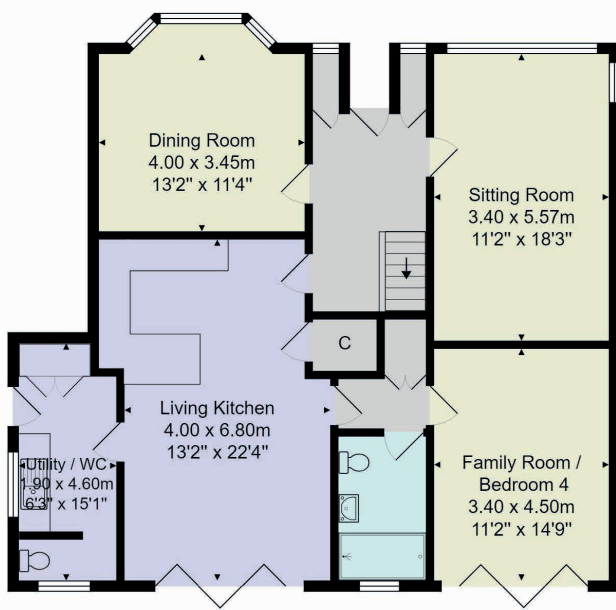
#### BEDROOM 3

A further double bedroom with dressing area. Windows to front with fitted shutters. Fitted wardrobes.

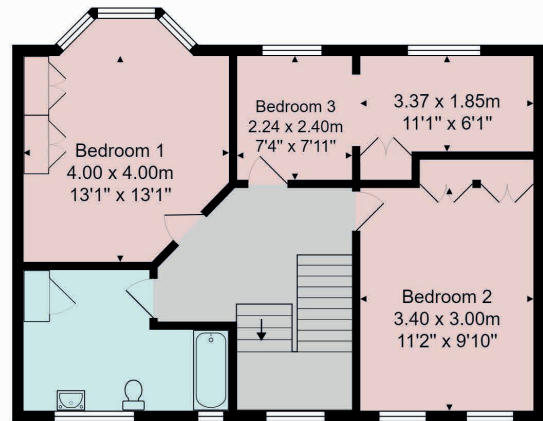
### BATHROOM

A white suite comprising WC, bidet, washbasin set within a vanity unit, bath with shower above.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 178.3 m<sup>2</sup> ... 1919 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

A driveway to the front provides ample parking with an attractive front garden with borders. To the rear of the property there is a further garden with lawn, planted borders and paved sitting area. Large summer house with glazed doors overlooking the garden. Timber garden shed.

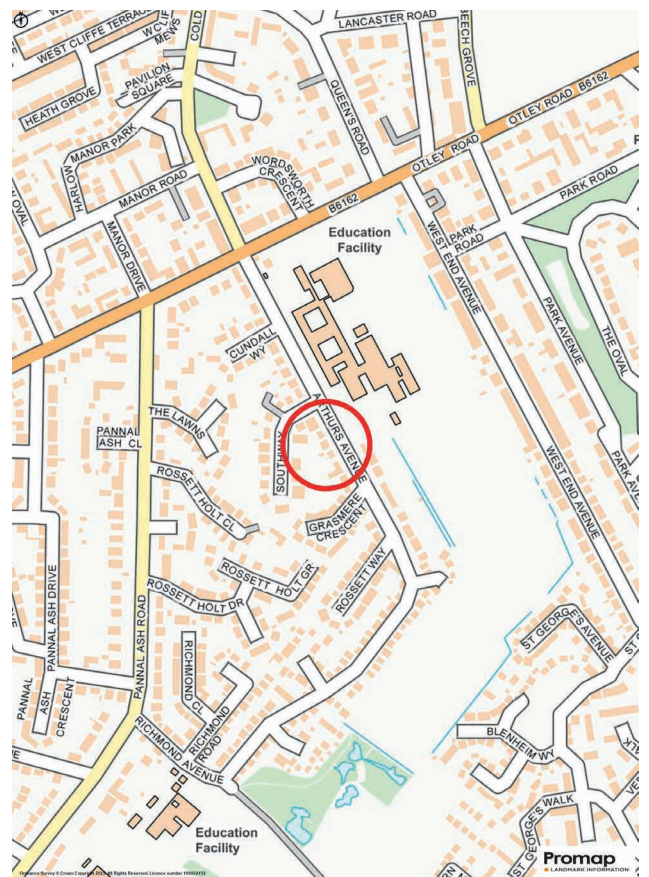
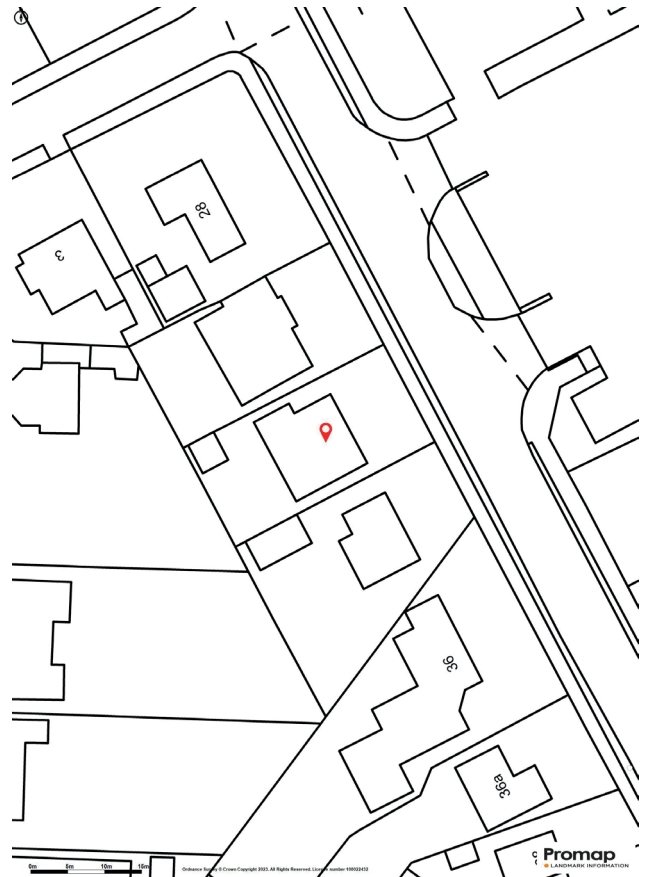
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



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