



VERITY
FREARSON

12 ASH ROAD, HARROGATE, HG2 8EG

GUIDE PRICE £525,000

12 ASH ROAD,

Harrogate, HG2 8EG

An exceptional four bedroom semi detached family home offering generous and stylish accommodation extending to over 1800 sqft.

This superb property has been skilfully extended and remodelled and an internal viewing is strongly recommended to appreciate this stunning home. The extensive accommodation is complemented by the south facing rear garden.

Ash Road is a fashionable and ever popular location, just off Leeds Road, to the south side of Harrogate, well placed close to excellent local schools, Marks and Spencer Food Hall and Hornbeam Park railway station.



Living Kitchen · Sitting Room · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · South West Facing Garden







ACCOMMODATION

This very well appointed accommodation benefits from gas central heating and uPVC double glazing, comprising:

Entrance Hall with stairs to first floor.
Front sitting room with window to front and feature log burner.

A particular feature to the property is the generous open plan living kitchen incorporating a good sized kitchen, sitting and dining area's with vaulted ceiling and bi fold doors to the rear.

The stylish kitchen features a good sized island, range of fitted appliances, marble work surfaces and hidden coffee station/bar, separate utility room and cloakroom.

FIRST FLOOR

Master bedroom suite with fitted wardrobes and luxury en-suite shower room, incorporating walk in shower, low flush WC and wash basin.

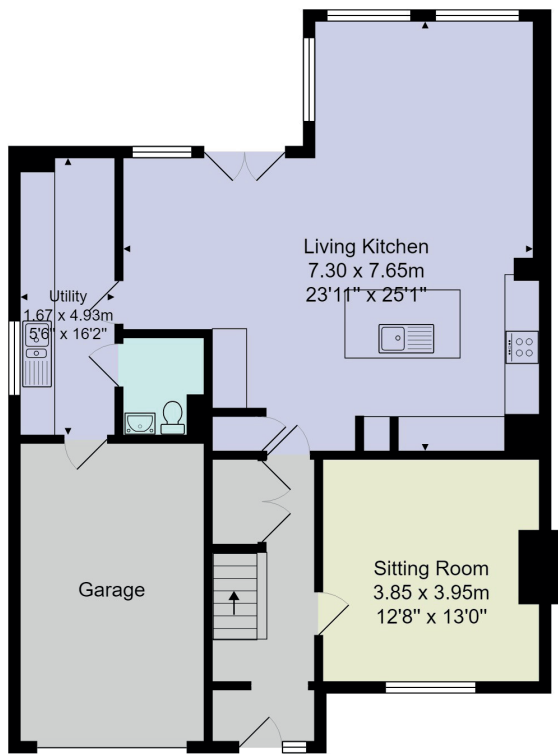
Three further good sized bedrooms, good sized house bathroom with bath walk in shower, low flush WC and wash basin.

OUTSIDE

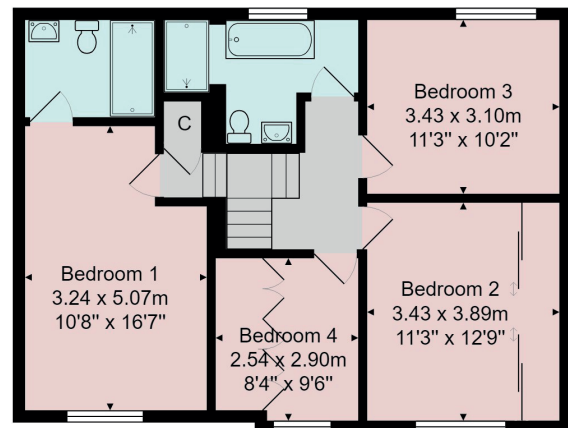
Resin driveway providing off street parking leads to a single garage.

Attractive and enclosed south west facing rear garden incorporating paved seating area and shaped lawn.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 168.3 m² ... 1812 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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Agents Note

The property benefits from solar panels. We understand the loft is fully boarded and carpeted, with Velux windows and provides an excellent storage space.

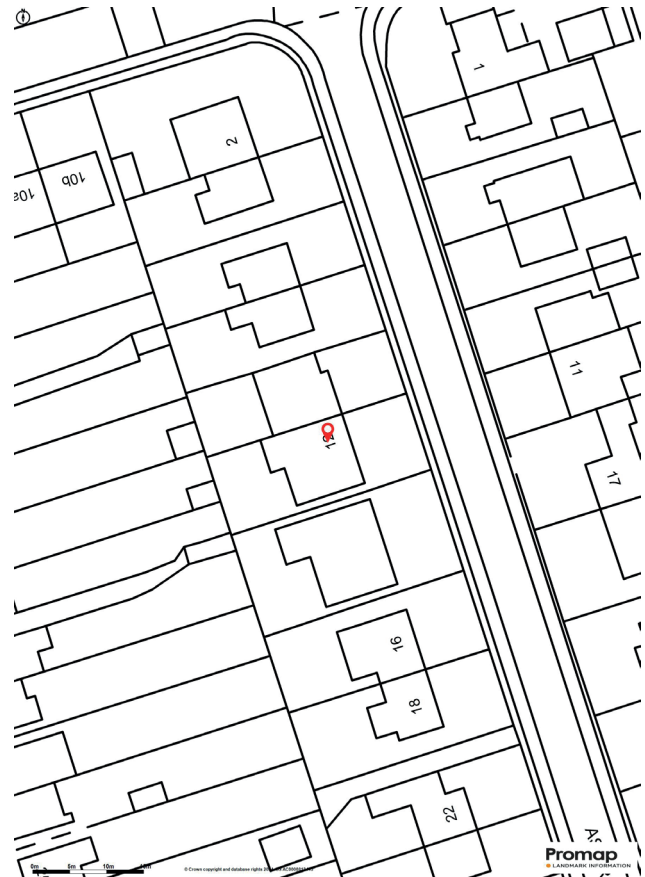
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - C



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 55 | |
| (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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