



VERITY  
FREARSON

9 PHILIPPA'S DRIVE, HARROGATE, HG2 9BB

OFFERS OVER £700,000

## 9 PHILIPPA'S DRIVE,

*Harrogate, HG2 9BB*

**A well-presented three-bedroom detached home with a large and attractive garden, situated in this delightful position directly overlooking the adjoining Oval Gardens.**

This excellent property has been well maintained but still has enormous potential to be adapted and potentially extended to suit the buyer's requirements, subject to obtaining the necessary consents. The accommodation currently provides two reception rooms, together with a fitted kitchen, cloakroom, and garden room with glazed doors leading to the garden. On the first floor there are three bedrooms and a bathroom. A particular feature of the property is the very good-sized garden enjoying a south-facing aspect. A driveway provides parking and leads to the single garage.

Philippa's Drive is a delightful position, situated within this popular south Harrogate location and enjoys a superb outlook to the front over the attractive Oval Gardens. Whilst being situated in a quiet residential area, the property is well served by excellent local amenities which include popular primary and secondary schools, nearby shops/Leeds Road and the property is within easy walking distance of town centre via the famous Harrogate Stray. Offered for sale with no onward chain.



Sitting Room · Garden Room · Kitchen · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · South Facing Garden







## ACCOMMODATION

### **GROUND FLOOR RECEPTION HALL**

A large reception hallway with under stairs cupboard.

### **SITTING ROOM**

A spacious reception room with window overlooking the front garden and Oval Gardens beyond. Feature fireplace with open fire. Glazed doors lead to a garden room.

### **GARDEN ROOM**

Providing a further sitting or dining area with windows and glazed doors overlooking the garden.

### **DINING ROOM**

A further reception room with window to the front.

### **KITCHEN**

With a range of fitted units with gas hob and integrated oven. Space for additional appliances.

### **CLOAKROOM**

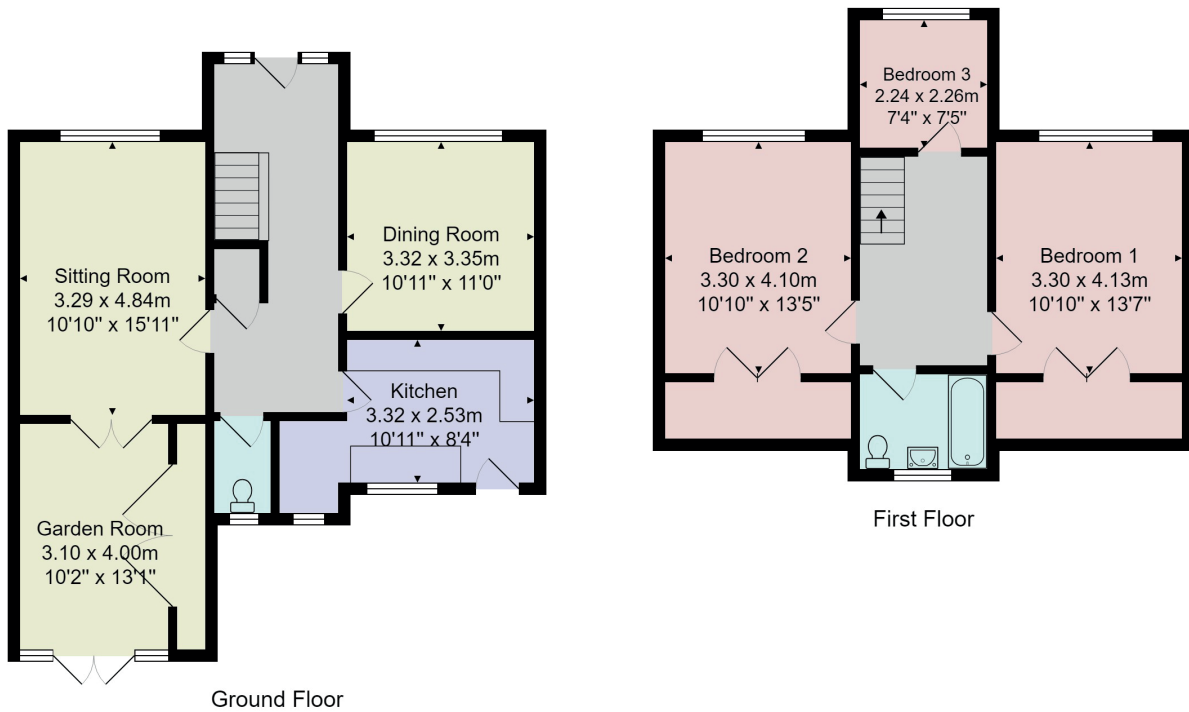
### **FIRST FLOOR BEDROOMS**

There are three bedrooms on the first floor, the two larger double bedrooms have access to eaves storage / wardrobe space.

### **BATHROOM**

A white suite comprising WC, washbasin, and bath with shower above.

# FLOOR PLAN



Total Area: 123.6 m<sup>2</sup> ... 1330 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 particular feature of the property is the large and attractive garden enjoying a south-facing aspect. The rear garden has a lawn, well-stocked, planted borders and various sitting areas. There is a summerhouse, timber garden shed and a large single garage. A driveway provides off-road parking.

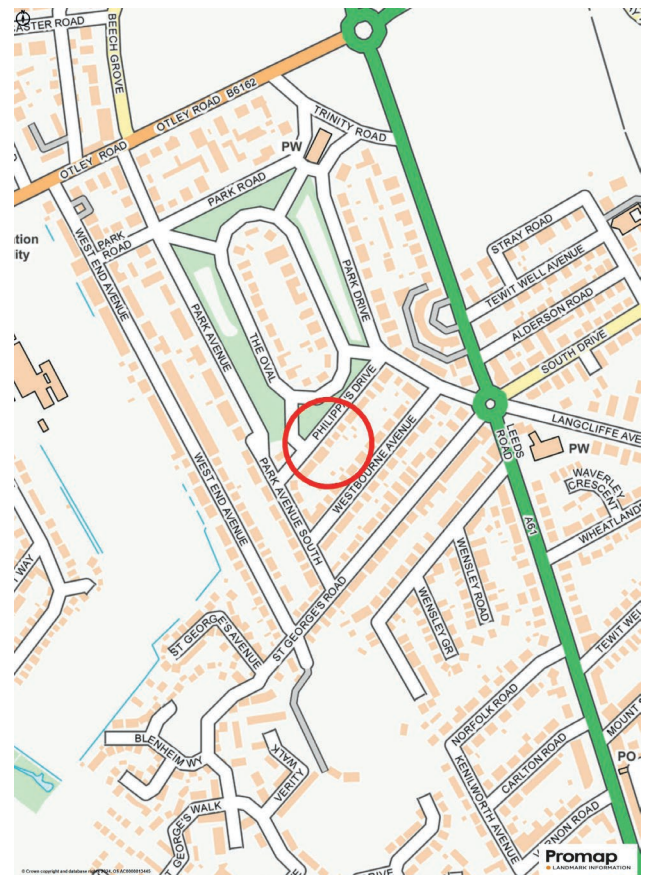
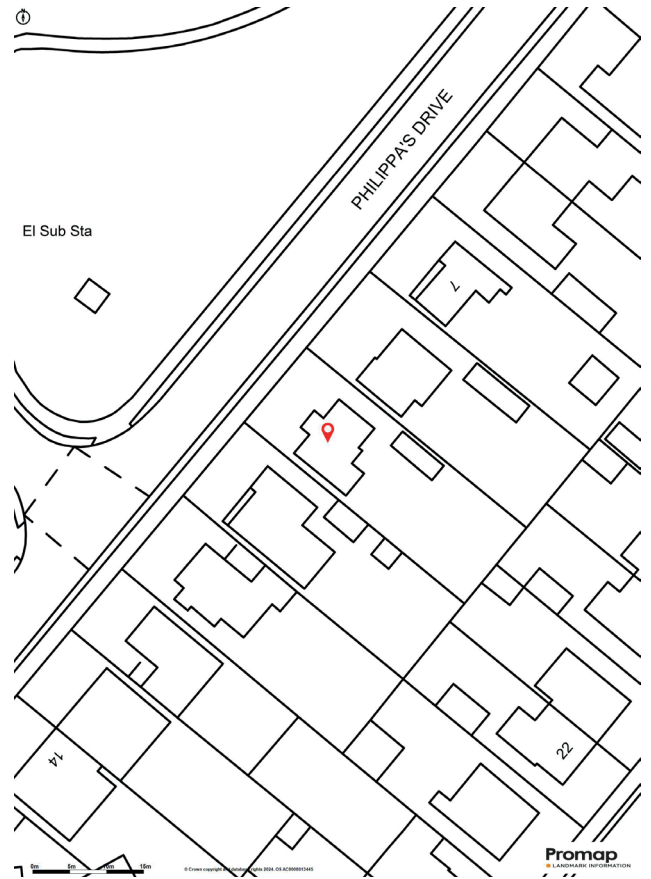
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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