



HOVEDENE, QUEENS ROAD HARROGATE

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# A stunning home boasting charm and character throughout.

Hovedene is a stunning and highly desirable Edwardian townhouse, perfectly positioned on a popular tree-lined avenue and within striking distance of the fashionable Cold Bath Road.

Boasting an abundance of charm and character throughout, this immaculate home offers flexible and versatile accommodation over four floor.

Within walking distance of local primary and secondary schools, shops, bars, restaurants and the Valley Gardens as well as the town centre itself - this home offers a fantastic lifestyle for a variety of buyers.

Having been beautifully renovated, the generous and light-filled accommodation briefly comprises; vestibule, flowing into a warm and welcoming entrance hall with original tiled flooring throughout.



**Tenure**  
Freehold

**Local Authority**  
Harrogate Council

**Council Tax Band**  
F

**EPC Rating**  
E







To the front of the property is a fantastic sitting room with large bay window with plantation shutters and feature fire surround with granite hearth with working gas fire.

Formal dining room with side bay window, plantation shutters and wall mounted living gas flame fire which leads into a modern fitted kitchen with granite work surfaces, rear entrance vestibule and separate utility with guest w/c.

Off the kitchen is access to the rear courtyard/ garden, this space is a perfect place for al fresco dining and to enjoy the sunshine with friends and family. To the lower ground floor is a fantastic reception room/ cinema room and separate storage room with further potential.

To the first floor is a fabulous master bedroom with large bay window and ensuite bathroom, with under floor heating.

Two excellent sized bedrooms with fitted wardrobes which are serviced by a stylish shower room again with underfloor heating.

The second floor provides three further double bedrooms with built in storage and another house bathroom with free standing tub and more built-in storage, as well as an impressive skylight with coloured glazing.

Outside, the property is situated behind wrought iron electric gates and is fronted by an attractive lawned garden with block paved driveway to the front which offers parking for numerous cars. The drive also serves a right of access to the neighbouring house.

To the rear of the property is a hidden 'secret garden' – mainly laid to lawn with well stocked planted borders, perfectly placed patio seating to enjoy the sun and to the far end of the delightful garden is a low maintenance astro turf garden currently utilised as a play area for children.



## Directions

From the Prince Of Wales roundabout, proceed along the B6162 Otley Road and turn right into Queens Road where number 8 can be found on the left hand side.

## Services

We are advised the property has gas central heating, mains drainage and electrics.





Total Area: 281.0 m<sup>2</sup> ... 3025 ft<sup>2</sup>  
 All measurements are approximate and for display purposes or

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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