



FRANKLIN ROAD, HARROGATE HG1

GUIDE PRICE £700,000



An immaculate and stylish Victorian townhouse in the heart of Harrogate.

29 Franklin Road is an impressive Victorian townhouse boasting charm and character throughout. With stylish interior décor and high quality, contemporary fixtures, fittings and plantation shutters, it is perfectly placed in the heart of Harrogate.

Having undergone a programme of renovations the property offers bright and versatile accommodation over three floors as well as benefiting from a cellar which has good head height and is perfect for storage or converting (subject to planning permission).

Within striking distance of a wide range of shops, bars/restaurants, outstanding primary and secondary schools and excellent road and rail links.

This home is perfect for those looking for a family home whilst enjoying a café culture lifestyle just moments away.



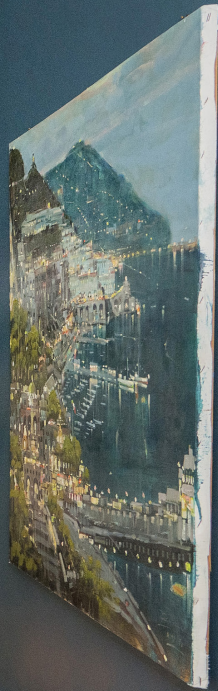
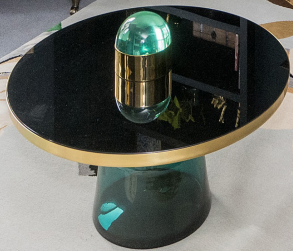
Tenure
Freehold

Local Authority
Harrogate Borough Council

Council Tax Band
Band D

EPC Rating
Band D





Property Description

Upon entry is a warm and welcoming hallway with ornate archway and access into the cellar.

To the front of the ground floor is a truly stunning sitting room with large bay window, gas fire with Victorian-style fire surround and beautiful joinery in the alcoves.

Adjacent to the sitting room is a separate dining room with log burning stove and to the rear of the ground floor is a shaker style kitchen with wood worktops, range cooker, Belfast sink and breakfast bar.

There is also a separate utility room at the rear of the kitchen with access to the yard.

To the first floor is an impressive master suite with bay window and a modern tiled en-suite shower room with underfloor heating. Also on the first floor is another bedroom, currently utilised as a dressing room with fully fitted bespoke cabinetry. There is also a separate w/c and a newly fitted high-spec house bathroom with dual sinks and walk in shower.

On the second floor is a generous guest bedroom with en-suite shower room, and two further double bedrooms.

Outside, to the front is an enclosed south facing garden and to the rear is a private yard which is used by the current owner as off-street parking for one car.

*The property also benefits from double-glazed windows, new gutters and down-pipes, new pointing, new bay window roof and modern wiring and plumbing.





Services

We are advised the property has - mains water, electricity and drainage are installed. Gas central heating.

Directions - HG1 5ED

From Harrogate town centre take Parliament Street A61 and turn right onto Kings Road. Then turn right onto Strawberry Dale Avenue and left onto Franklin Road where the property will be seen on the left hand side.





Total Area: 186.4 m² ... 2066 ft²

All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated September 2022. Photographs and videos dated September 2022.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.



NORTH
RESIDENTIAL

