



46 Grey Street, Harrogate, North Yorkshire, HG2 8DL

£550,000

Guide Price

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A most individual and attractive double-fronted, end-of-terrace stone-built house, providing generous accommodation with five bedrooms, in this desirable south Harrogate location, well served by excellent local amenities.

This unique property offers spacious accommodation over three levels with two reception rooms together with a stunning open-plan extended kitchen and living area and downstairs shower room. Over the upper two floors there are five bedrooms, a study area and two further shower rooms. The property has a driveway to the front, providing parking and small single garage to the rear of the property with electric door. There is a good-sized and attractive courtyard garden surrounding the property with artificial grass, patio and planted borders.

This super property is located within a desirable south Harrogate location, well served by excellent local amenities, being within walking distance of popular local schools, Hornbeam Park railway station, the parade of shops along Leeds Road, the Stray and Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A reception room with gas fire and windows to two sides.

SNUG

A further reception room with attractive cast-iron fireplace. Fitted cabinets.

DINING KITCHEN

A stunning open-plan, extended kitchen and living space with windows and glazed door leading to the garden. The kitchen comprises a range of stylish fitted wall and base unit with worktop and breakfast bar. Range cooker, integrated electric oven, integrated dishwasher and space and plumbing for additional appliances.

SHOWER ROOM

Are useful downstairs shower room with WC, washbasin and shower.



FIRST FLOOR

BEDROOMS

There are three double bedrooms on the first floor, two of which have access to en-suite shower rooms.

EN-SUITE SHOWER ROOM 1

A modern white suite with WC, washbasin set within a vanity unit and large walk-in shower. Tiled floor with under-floor heating. Fitted storage.

EN-SUITE SHOWER ROOM 2

A modern white suite comprising WC, washbasin and large walk-in shower. Heated towel rail. Tiled floor with under-floor heating.



SECOND FLOOR

STUDY AREA

Useful study area, providing workspace with skylight window.

BEDROOMS

There are two bedrooms on the second floor, each with fitted wardrobes and storage.

OUTSIDE

A driveway to the front provides off-street parking. There is also access to a garage at the rear of the property which provides additional parking or storage area with electric door. The property has a good-sized, attractive garden to the side and rear of the building with artificial grass, patio and planted borders.



Tenure - Freehold

Council Tax Band - D



Total Area: 222.7 m² ... 2397 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only.
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