



VERITY  
FREARSON

84 FRANKLIN ROAD, HARROGATE, HG1 5EN

£750,000



# 84 FRANKLIN ROAD,

*Harrogate, HG1 5EN*

**A most impressive five-bedroom semi-detached townhouse situated in this delightful position on an attractive tree-lined avenue, within easy walking distance of Harrogate town centre.**

This substantial family home provides spacious and well-presented accommodation. On the ground floor there are two reception rooms, together with a dining kitchen which has glazed doors leading to the garden. There is also a useful downstairs WC and a basement which provides utility area and storage space. Over the upper floors there are five bedrooms, a family bathroom, shower room and en-suite. The property is appointed to a high standard and has the benefit of a new roof which was fitted in 2014.

The property is situated in a delightful position on an attractive tree-lined avenue, within easy walking distance of Harrogate town centre, where there is a range of excellent amenities on offer including bars, restaurants and shops, and Harrogate railway station is just a short distance away.



2 Reception Rooms · Dining Kitchen · Cloakroom · Basement

5 Bedrooms · En-Suite Shower Room · Bathroom · Shower Room

Off-Road Parking · Enclosed Paved Garden













## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

#### SITTING ROOM

A large reception room with bay window and feature fireplace with gas fire.

#### DINING ROOM

A further reception room with feature fireplace and electric fire.

#### CLOAKROOM

With WC.

#### DINING KITCHEN

With a dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with gas hob, double oven, integrated wine fridge, dishwasher and full-height fridge.

### LOWER GROUND FLOOR BASEMENT

Providing useful storage space with storage room and utility room with space and plumbing for washing machine, tumble dryer and additional appliances.

### FIRST FLOOR BEDROOM

A double bedroom with window to rear with fitted shutters.

#### BEDROOM

A large double bedroom with feature fireplace with electric fire.

#### BEDROOM

A further bedroom or study.

#### BATHROOM

A white suite with WC, washbasin, bath and shower. Heated towel rail.

### SECOND FLOOR BEDROOM

A double bedroom with large walk-in dressing room with fitted clothes storage.

#### EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

#### BEDROOM

A double bedroom with ornamental cast-iron fireplace.

#### SHOWER ROOM

WC, washbasin and shower

# FLOOR PLAN



Total Area: 224.2 m<sup>2</sup> ... 2413 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

To the rear there is an enclosed paved garden providing a private outdoor entertaining space with gates leading to the rear lane and space for off-road parking. To the front is an attractive garden with lawn and planted borders.

### Agent's Note

The property has the benefit of a new roof which was replaced in 2014.

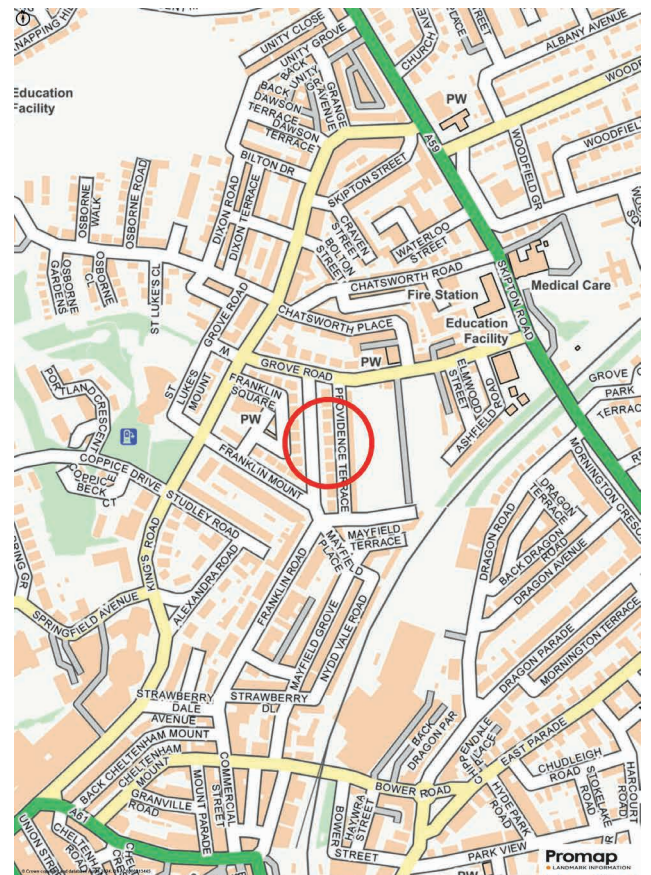
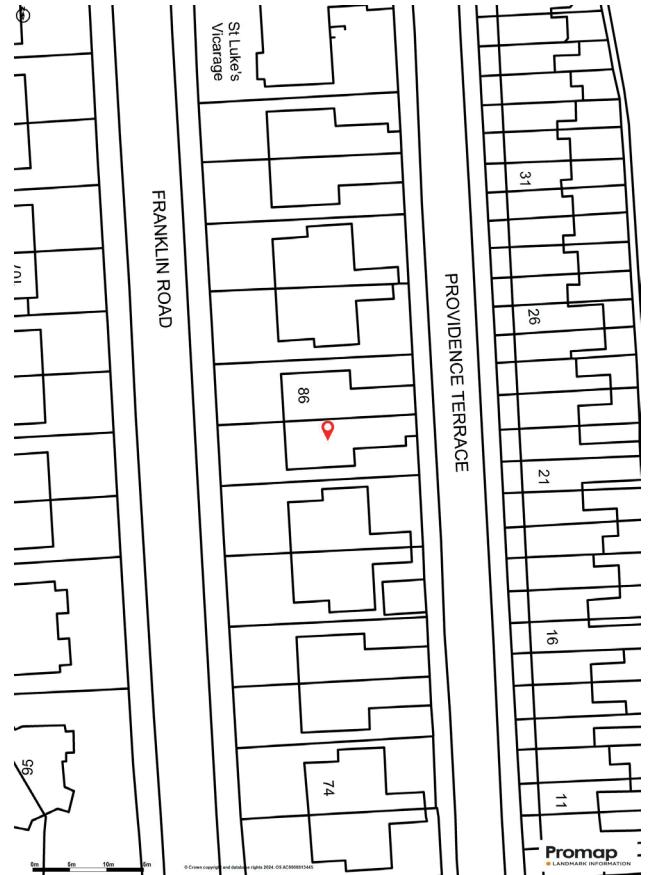
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Harrogate

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