



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 m² ... 2413 ft²

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.

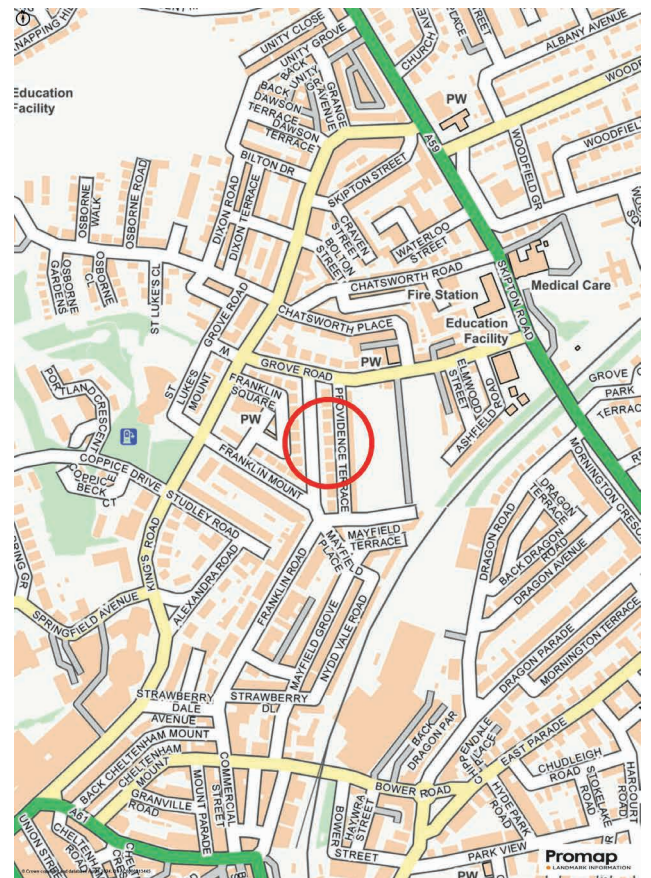
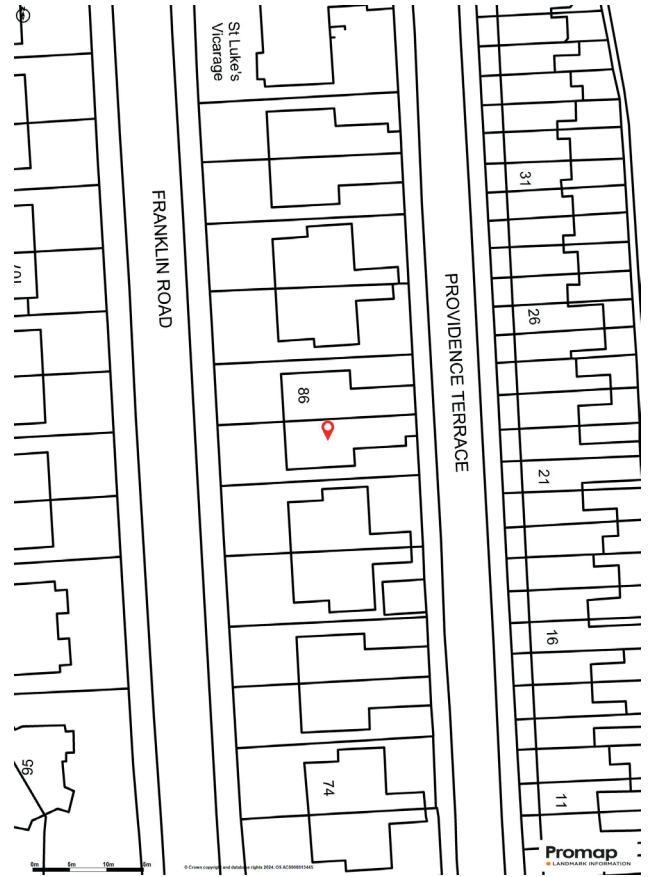
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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