



VERITY
FREARSON

20 ST HELEN'S ROAD, HARROGATE, HG2 8LB

GUIDE PRICE £600,000

20 ST HELEN'S ROAD,

Harrogate, HG2 8LB

A spacious and beautifully presented four-bedroom semi-detached house with attractive garden and integral garage, situated in this desirable location within the "Saints" area of Harrogate, well served by excellent local amenities and popular schools.

This most impressive property has been extended and modernised by the current owners to provide impressive accommodation, including a stunning open-plan living kitchen with glazed doors leading to the garden, together with a separate sitting room with wood-burning stove, boot room and downstairs WC. On the upper floor there are four good-sized bedrooms, including a bedroom with en-suite shower room, and a modern house bathroom. A generous driveway provides ample off-road parking and leads to the integral garage and there is an attractive rear garden with lawn and covered seating area.

St Helen's Road is a quiet residential street situated within the popular "Saints" area of Harrogate, enjoying close proximity to the famous Harrogate Stray, Hookstone Woods, Hornbeam Park railway station and Harrogate town centre, and is well served by popular nearby primary and secondary schools.

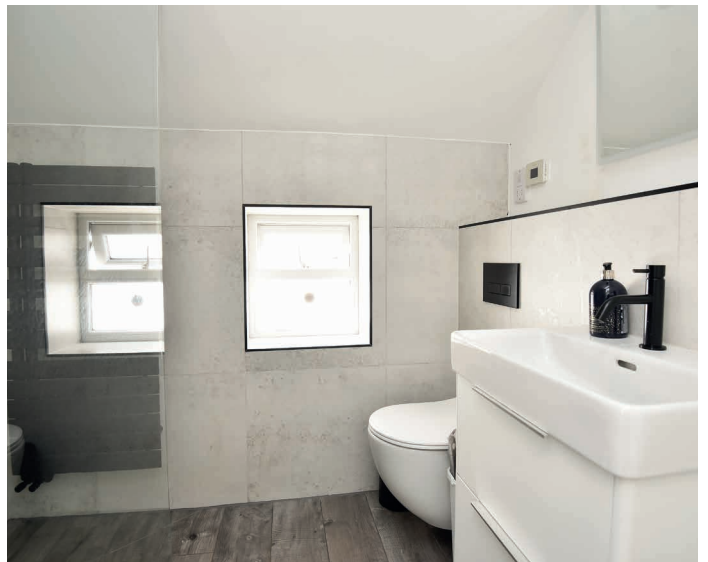


Living Kitchen · Sitting Room · Boot Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Garage · Good Sized Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

LIVING KITCHEN

A stunning open-plan kitchen and living area with glazed sliding doors leading to the garden. The kitchen comprises a range of stylish fitted units with island and breakfast bar. Induction hob, integrated double oven, fridge / freezer and dishwasher.

SITTING ROOM

A further reception room with bay window and woodburning stove.

BOOT ROOM

Providing useful storage space.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are four bedrooms on the first floor, including one room with extensive fitted wardrobes and another with en-suite shower room.

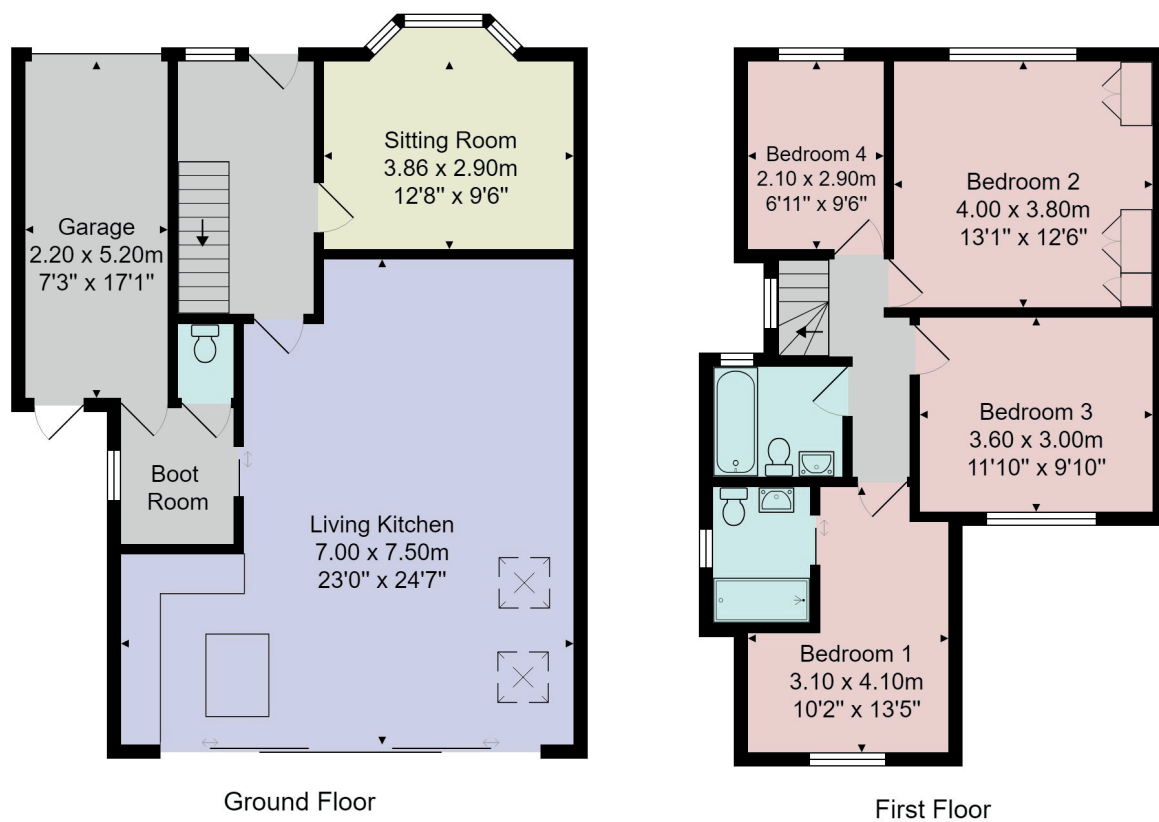
EN-SUITE SHOWER ROOM

A white modern suite comprising WC, basin set within a vanity unit, and walk-in shower. Tiled walls and floor. Heated towel rail. Under floor heating.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 138.9 m² ... 1495 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

A block-paved drive provides ample parking and leads to an integral garage. There is space and plumbing in the garage for a washing machine and tumble dryer. To the rear of the property there is an attractive and good-sized garden with lawn and covered sitting areas.

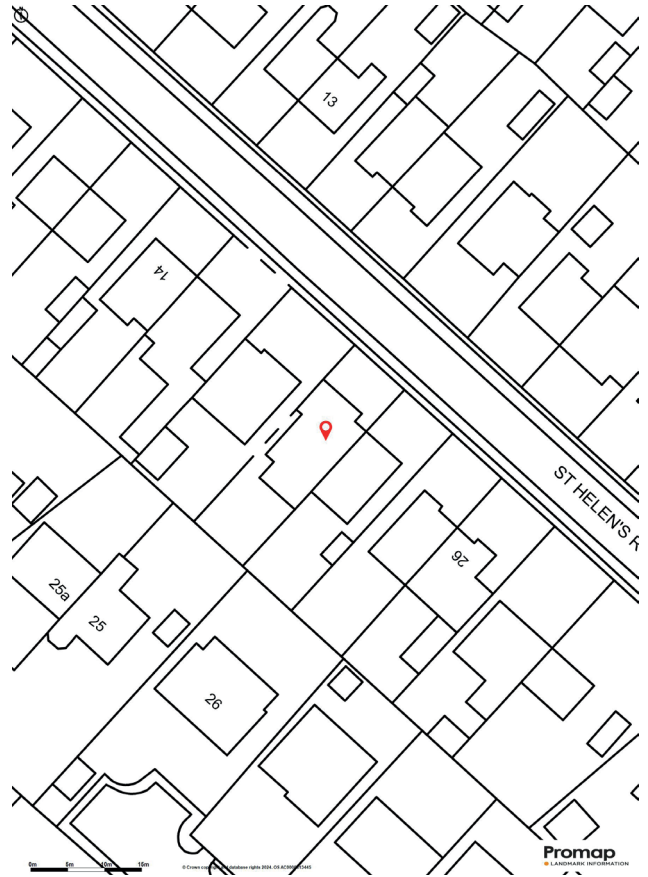
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 55 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

Harrogate

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