



VERITY  
FREARSON

55A GREEN LANE, HARROGATE, HG2 9LP

GUIDE PRICE £650,000

# 55A GREEN LANE,

*Harrogate, HG2 9LP*

**A superb four-bedroom detached property occupying a generous plot with attractive gardens and double garage, situated in this desirable south Harrogate location.**

This good sized plot offers an opportunity to update and extend, subject to the usual consents. On the ground floor there is a spacious reception room, together with a dining room, kitchen, cloakroom, and utility room. Upstairs, there are four bedrooms and a bathroom. A driveway provides parking and leads to an integral double garage with electric door. There are attractive gardens to the front and rear with lawn, planted borders and paved sitting areas.

Green Lane is a desirable south Harrogate residential street, well served by popular local schools and just a short distance from Harrogate town centre. Offered for sale with no onward chain.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Integral Double Garage · Good-Sized Lawned Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A large reception room with windows overlooking the front garden and stone fireplace with living-flame gas fire.

#### DINING ROOM

A further reception room with glazed doors leading to the rear garden.

#### CLOAKROOM

With WC and washbasin.

#### KITCHEN

With a range of fitted units, electric hob, integrated double oven. Space for dining table.

#### UTILITY ROOM

With fitted units and sink. Space and plumbing for washing machine and tumble dryer.

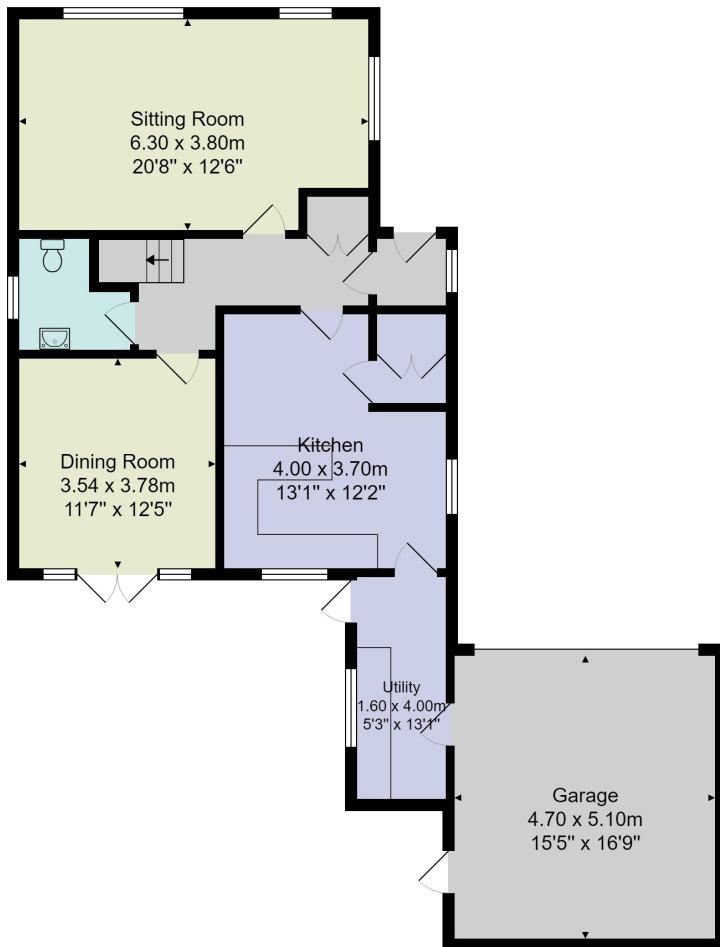
### FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor.

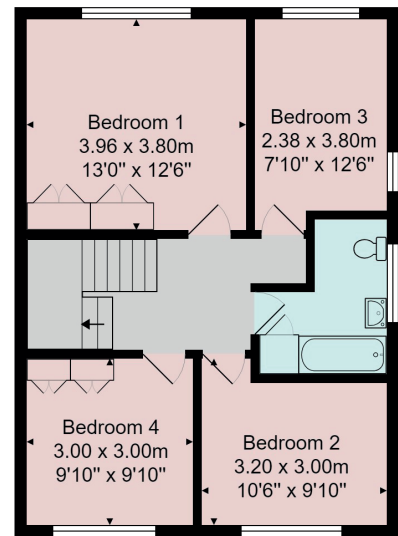
#### BATHROOM

With WC, washbasin and bath with shower above.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 161.0 m<sup>2</sup> ... 1733 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**

A drive provides parking and leads to an integral double garage. The property occupies a good- sized and attractive plot with lawned gardens, planted borders and paved sitting areas.

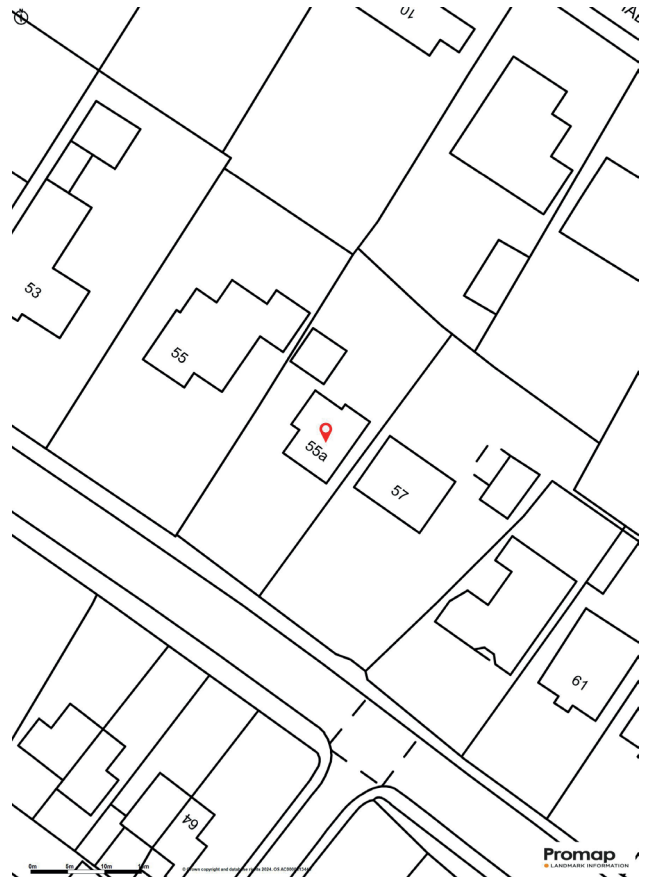
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Harrogate

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