



HARTROSE HOUSE, ST HILDAS ROAD

GUIDE PRICE £1,495,000



# A stunning contemporary family home within striking distance of the Stray and town centre of Harrogate.

Hartrose House is an impressive , family home, nestled in the highly-regarded Saints Estate, this stunning five-bedroom detached home has been completely renovated and extended in recent years to an amazing standard, offering a wonderful and luxurious lifestyle for any future buyer.

This stunning three storey, family home offers over 3780 square feet of exceptional accomodation and has been tastefully appointed throughout with stylish, high quality interiors. Within striking distance of renowned primary and secondary schools, Hornbeam Park station, local shops and a fantastic variety of shops, bars and restaurants in the town centre.



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4-5

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Tenure  
Freehold

Local Authority  
Harrogate Borough Council

Council Tax Band  
Band F





# Property Description.

Upon entry of this much-loved family home is a welcoming central reception hall with a superb double height galleried landing, creating an impressive first impression with exceptional quality that continues throughout.

To the left of the entrance hall is a reception room, currently used as a superb home office overlooking the front garden and to the right is a generous living room with log burning stove - both of these front reception rooms also have large bay windows which flood them with lots of natural light.

The heart of the home is the stunning open plan living kitchen which spans the entire width of the ground floor, featuring double bi-folding doors that seamlessly extend to the garden, creating an incredible indoor-outdoor living experience and the most perfect entertaining space with family and friends.

The kitchen itself offers a generous island with seating and integral appliances including; double ovens and two further convection ovens above, dishwasher, induction hob, boiler tap and full length fridge & freezer.

Adjacent to the kitchen and accessed off the hallway is a WC and a separate, very good-sized utility room with access into the attached garage.





# Property Description.

To the first floor are four fantastic double bedrooms, with a knockout master suite stretching the full-length front to back and offering a superb fully fitted dressing room and tiled ensuite, with both walk-in shower and separate bath.

Across the landing and there are two double bedrooms, both with ensuite facilities and a further double bedroom, serviced by the modern family bathroom.

To the second floor is a large landing which is currently utilised as a gym, a fifth bedroom and a top floor WC. This floor is flooded with natural light from numerous Velux windows and is a beautiful and versatile space - for those with teenagers it could create an ideal self-contained floor.



## Outside

Outside, the property continues to impress with meticulously manicured grounds that complement the contemporary architecture.

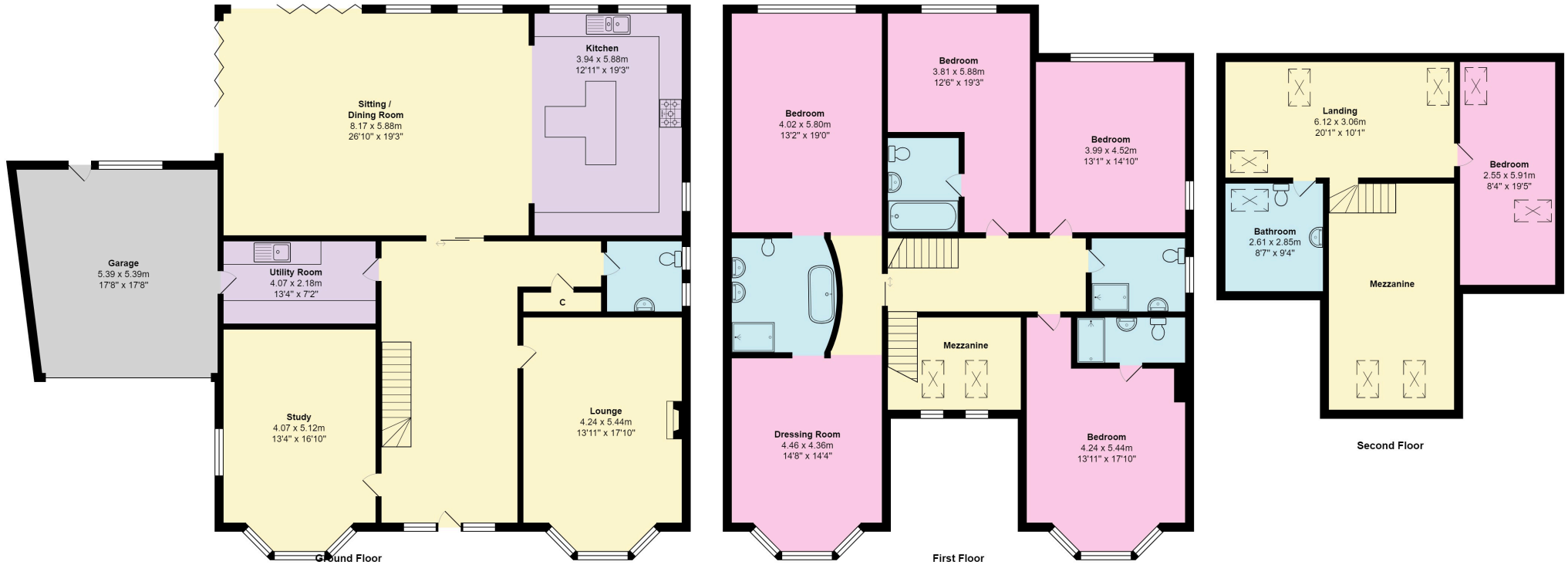
The outdoor space is thoughtfully designed to enhance every moment, from peaceful mornings enjoying a cup of coffee in the private garden to entertaining guests on the expansive entertaining area and even looks fantastic in the evening with modern and stylish lighting.

The seamless flow from the interior to the outdoor living spaces is accentuated by the design choices, such as sliding pocket doors that open to extend into the sitting room, creating a flexible and inviting atmosphere for all occasions. This property truly encapsulates the essence of luxurious modern living, with every detail curated to provide a premium living experience.









Total Area: 351.2 m<sup>2</sup> ... 3780 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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