



VERITY
FREARSON

37 PARK DRIVE, HARROGATE, HG2 9AX

OFFERS OVER £1,000,000

37 PARK DRIVE,

Harrogate, HG2 9AX

A beautifully presented and spacious five-bedroom period semi-detached house, situated in this delightful position between the Oval Gardens and the famous Harrogate Stray, and within easy walking distance of Harrogate town centre.

This impressive home boasts high-quality accommodation arranged over four levels. On the ground floor, an entrance hall with stained-glass windows lead to the two good-sized reception rooms and modern kitchen. On the lower ground floor there is a further reception room with contemporary wall-mounted gas fire and glazed doors leading to the garden, as well as a downstairs bathroom and utility. On the upper two floors there are four large double bedrooms, including the main bedroom with en-suite shower room, as well as a fifth single bedroom / office, family bathroom and additional shower room. To the front of the property, there is an attractive garden with planting and hedging and to the rear there is a large enclosed paved garden providing an excellent outdoor entertaining space with potential to create off-road parking if required.

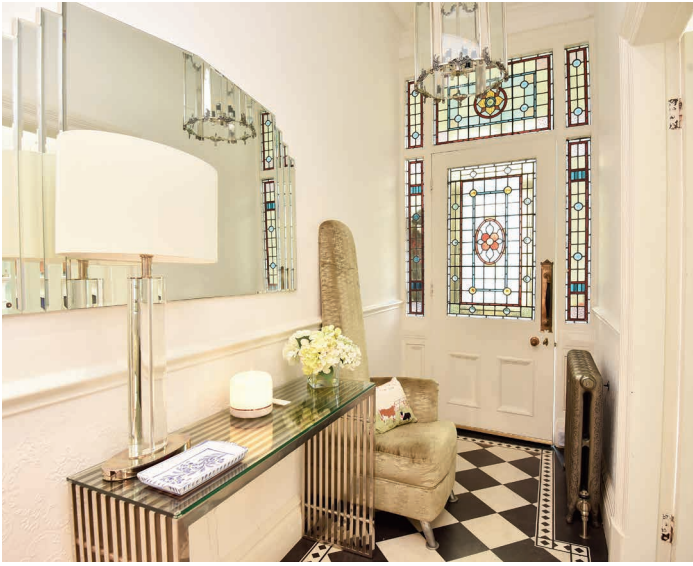


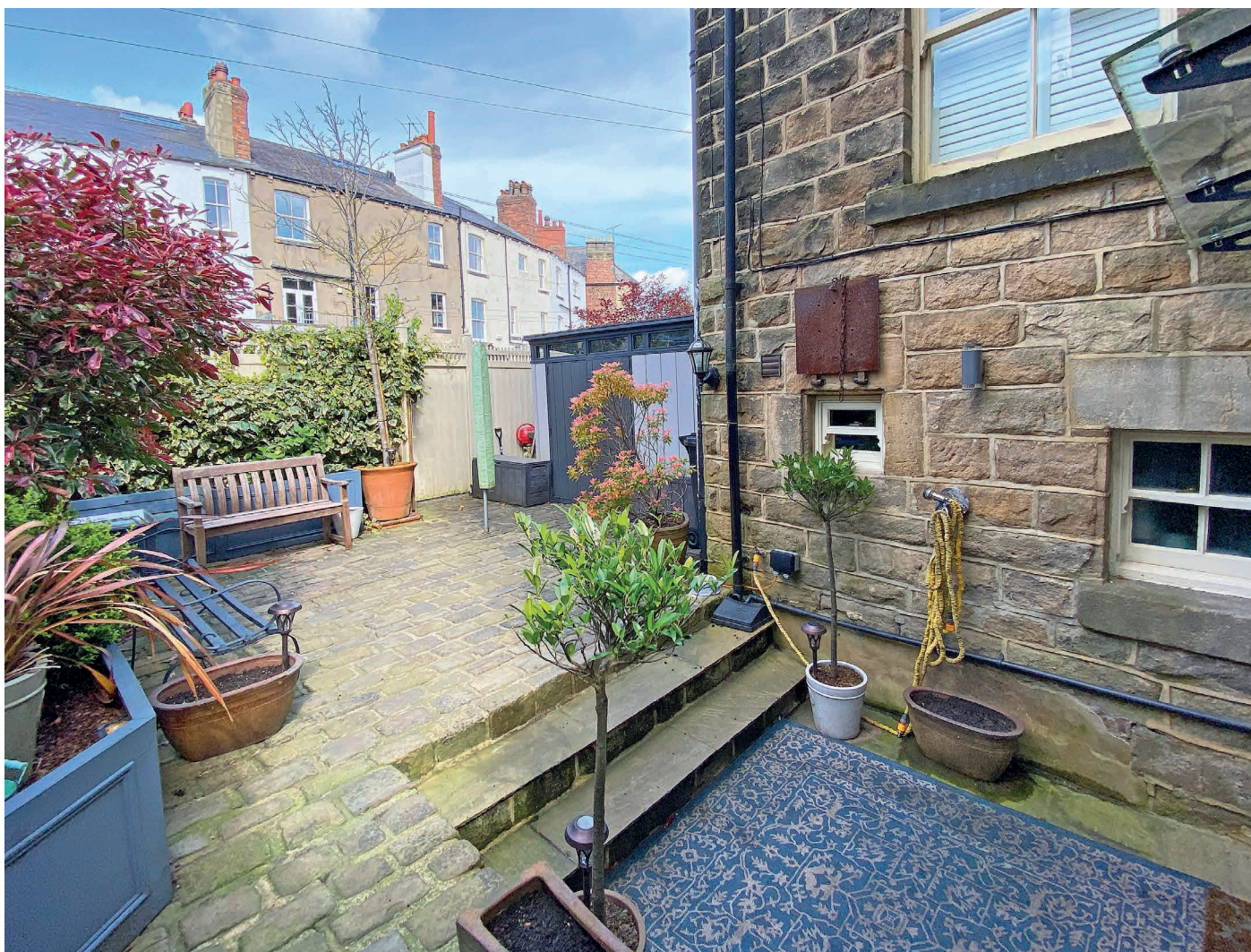
3 Reception Rooms · Kitchen · Utility Room

5 Bedrooms · En-Suite Shower Room · 2 Bathrooms · Shower Room · Loft Space

Potential To Create Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE VESTIBULE

Leads to -

SPACIOUS RECEPTION HALL

SITTING ROOM

A spacious reception room with a window and fireplace with gas fire.

DINING ROOM

A further good-sized reception room with stained glass windows and attractive fireplace. Potential to open up to the kitchen if required, by removing the wall and creating an open-plan kitchen and dining area.

KITCHEN

With a range of fitted units with granite worktops, island and breakfast bar. Integrated induction hob, oven, dishwasher, fridge / freezer and microwave. Stained-glass window.

LOWER GROUND FLOOR FAMILY ROOM

Providing a further sitting area with glazed doors leading to the garden

and contemporary built-in remote-controlled gas fire. Built-in cabinets.

BATHROOM

With Fired Earth fittings, comprising WC, washbasin and free-standing roll-top bath. Heated towel rail.

UTILITY ROOM

With fitted worktop and sink with space and plumbing for washing machine and tumble dryer. New boiler and hot water cylinder.

FIRST FLOOR

BEDROOM 1

A double bedroom with bay window and fireplace with remote controlled electric fire. Fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

With Fired Earth fittings comprising WC, washbasin and shower. Heated towel rail. Tiled floor with under-floor heating.

BEDROOM 2

A double bedroom with window.

BATHROOM

With washbasin, and bath with shower above. Heated towel rail and fitted cupboard with radiator. Tiled floor with under-floor heating.

SEPARATE WC

Under-floor heating.

SECOND FLOOR

BEDROOM 3

A double bedroom.

BEDROOM 4

A double bedroom with skylight windows and integral blinds. Fireplace.

BEDROOM 5 / STUDY

A smaller bedroom or useful office space with cupboards and drawers.

SHOWER ROOM

With WC, washbasin and shower. Heated towel rail. Tiled floor with under-floor heating.

LOFT

A pull-down ladder leads to a boarded loft, providing a useful storage space.

FLOOR PLAN



Total Area: 237.2 m² ... 2553 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 of the property. There is an attractive enclosed garden, providing a delightful outdoor paved sitting area. Potential to create off-road parking. Attractive front garden with planting and hedging.

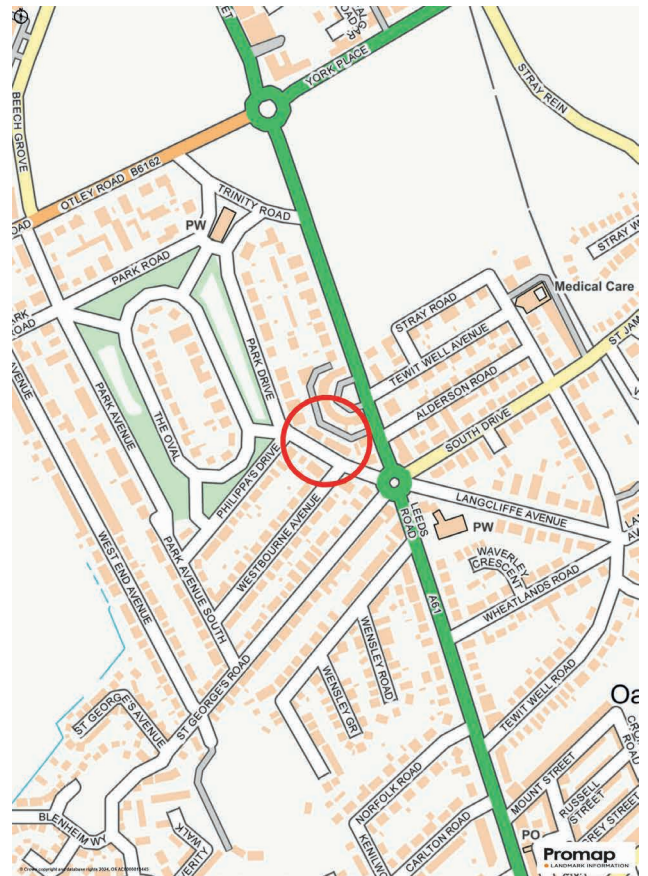
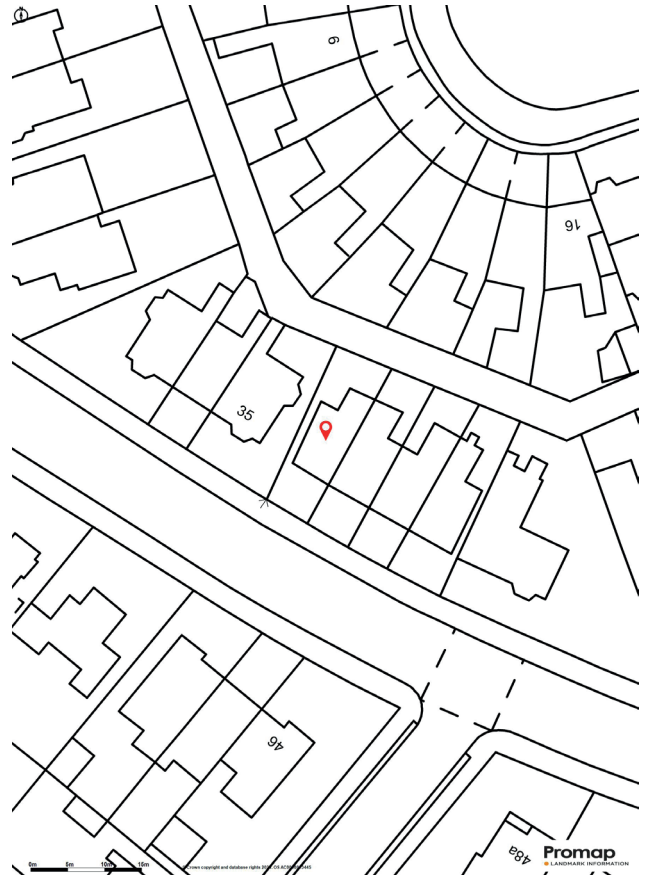
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



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	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





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verityfearson.co.uk