



41 King Edward's Drive, Harrogate, North Yorkshire, HG1 4HA

£385,000

Guide Price

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A spacious and beautifully presented four bedroom property, with enclosed courtyard garden. Close to schools and excellent local amenities and only a short walk from Harrogate town centre and railway station.

This attractive stone fronted period property has been comprehensively refurbished to a high standard by the current owners in recent years and includes new electrical wiring, boiler and heating system, LED lighting and alarm system throughout as well as new kitchen, utility and bathroom. The property also features a head-height basement with ample storage space.

With four spacious king-size bedrooms, this property is perfect for families or those looking for extra space. The open plan layout of the ground floor includes a spacious sitting room with a bay window, seamlessly connected to the high-quality kitchen/diner with modern fittings and quartz worktops. The upper floors house four king-size bedrooms, a modern bathroom, and an additional WC.

Outside, in addition to off-street parking, the enclosed courtyard garden offers a private outdoor space ideal for entertaining. Conveniently situated in a sought after location, this property perfectly blends Victorian charm with modern convenience.





GROUND FLOOR

RECEPTION HALL

Polished original timber flooring that extends throughout the home.

SITTING ROOM

A generous sitting room flooded with natural light from the bay window that flows seamlessly into the kitchen/diner.

KITCHEN/DINER

Well-appointed kitchen/diner, boasting modern fitted units, sleek quartz worktops, and high-end appliances including electric hob, integrated pyrolytic oven, and plumbing for dishwasher and fridge/freezer.

UTILITY/BOOT ROOM

Provides additional storage and practical space for laundry with fitted units, quartz worktop, and sink. Plumbing for washing machine.

FIRST FLOOR

BEDROOMS

There are two king-size bedrooms on the first floor.

BATHROOM

Modern bathroom features high quality fixtures and finishes with underfloor heating, tiled walls and floor with a freestanding bath and large walk-in shower.

SECOND FLOOR

BEDROOMS

There are a further two king-size bedrooms on this floor.

WC

The convenience of an additional WC including vanity unit.

OUTSIDE

Forecourt garden to front with private hedging. To the rear is an enclosed courtyard garden, with pedestrian gate leading to rear lane with off-road parking. This space could also be adapted to create further off-road parking if desired.

Tenure - Freehold

Council Tax Band - D





Total Area: 166.5 m² ... 1792 ft²
 All measurements are approximate and for display purposes only.
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