



VERITY  
FREARSON

7 STUDLEY ROAD, HARROGATE, HG1 5JU

£650,000



# 7 STUDLEY ROAD,

*Harrogate, HG1 5JU*

**A substantial townhouse offering flexible and well presented accommodation, situated in this prime position on a tree-lined avenue in the centre of Harrogate.**

The impressive property provides generous accommodation. On the ground floor there are two good sized reception rooms together with a modern fitted kitchen. There is a basement with a large room which could be used as a reception room or additional bedroom if required with adjoining bathroom. On the upper floors, there are currently six bedrooms, five of which have en-suites. There is a forecourt garden to the front and further enclosed paved garden to the rear, providing an excellent outdoor entertaining space.

This excellent property provides versatile accommodation with the benefit of original period features and situated in heart of Harrogate town centre within easy walking distance of the excellent amenities which include bars, restaurants, shops and transport links. Offered for sale with no onward chain.



2 Sitting Rooms · Dining Room · Kitchen · Utility

6 Bedrooms · 5 En-Suites · 2 Bathrooms

Courtyard Garden











## ACCOMMODATION

### **GROUND FLOOR RECEPTION HALL**

An entrance vestibule with tiled flooring leads to the reception hall with engineered oak flooring, which continues through to the sitting room.

### **SITTING ROOM**

A large reception room with bay window and feature fireplace with living-flame gas fire.

### **DINING ROOM**

A further reception room with wooden flooring and window overlooking the garden.

### **KITCHEN**

With a range of fitted units with granite worktops and breakfast bar. Space and plumbing for appliances.

### **LOWER GROUND FLOOR BEDROOM / RECEPTION ROOM**

A large room with potential to be used as an additional bedroom or reception room with fitted wardrobes / cupboards and wooden flooring.

### **BATHROOM**

With WC, washbasin and bath.

### **STOREROOM**

Providing a useful workspace or storage area with window overlooking the garden.

### **FIRST FLOOR BEDROOMS**

There are two double bedrooms with en-suite shower rooms on the first floor, plus an additional single room / dressing room.

### **BATHROOMS**

There are two en-suite shower rooms and an additional shower room.

### **SECOND FLOOR BEDROOMS**

There are three double bedrooms, all with en-suites, on the second floor.

# FLOOR PLAN



Total Area: 229.6 m<sup>2</sup> ... 2472 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**

To the rear of the property there is an attractive enclosed paved courtyard garden, providing an excellent outdoor entertaining space.

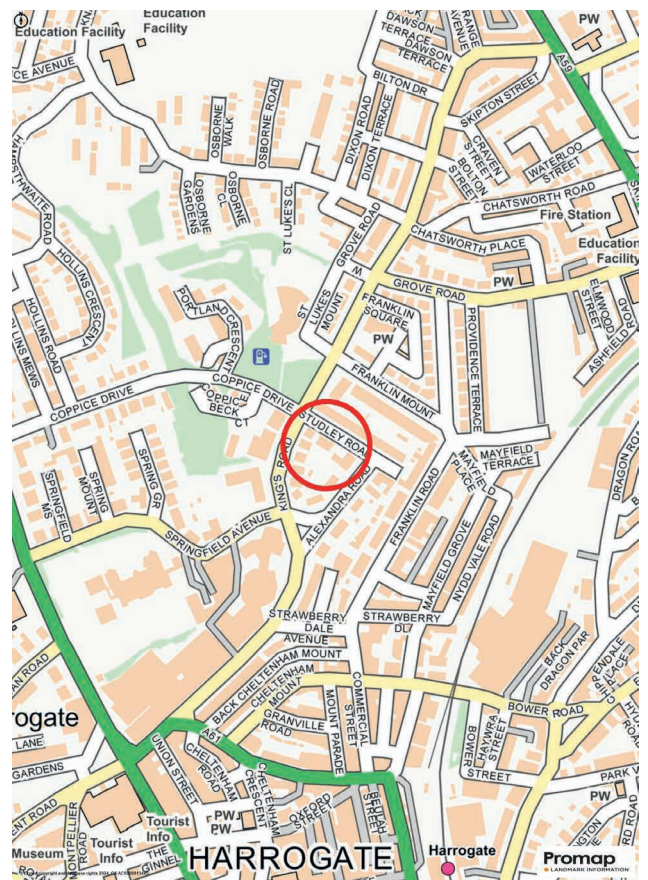
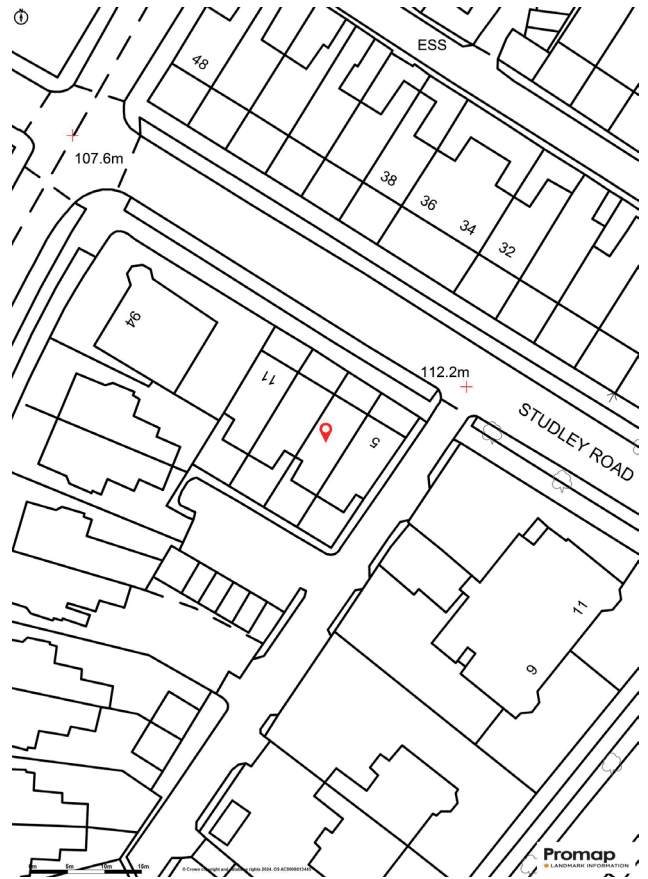
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(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@verityfearson.co.uk  
verityfearson.co.uk





[verityfearson.co.uk](http://verityfearson.co.uk)