



VERITY  
FREARSON

55 ST HELEN'S ROAD, HARROGATE, HG2 8LD

OFFERS OVER £550,000

# 55 ST HELEN'S ROAD,

*Harrogate, HG2 8LD*

**A well-presented and very spacious four-bedroom semi-detached house with attractive garden and garage, situated in this desirable south Harrogate location, well served by excellent local amenities and popular schools.**

This larger-than-average family home has generous accommodation comprising a spacious reception hallway which leads to the sitting room, dining room and kitchen. There is also a conservatory extension with windows and glazed doors overlooking the garden, and a downstairs WC. On the first floor there are three bedrooms and a bathroom. Stairs lead to the second floor, where there is a stunning master suite with fitted wardrobes and modern en-suite bathroom. A driveway provides parking and leads to a single garage and there is a good-sized rear garden with lawn, patio and well-stocked planted borders. St Helen' Road is a quiet residential street, situated within the popular "Saints" area of Harrogate, enjoying close proximity to the famous Stray, Hookstone Woods, Hornbeam Park railway station as well as Harrogate town centre, and is well served by popular nearby primary and secondary schools.



2 Reception Rooms - Conservatory · Kitchen · Cloakroom

4 Good-Sized Bedrooms · Bathroom · En-Suite Bathroom

Off-Road Parking · Garage · Attractive Lawned Garden







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A large reception hall with under-stairs cupboard.

#### SITTING ROOM

A spacious reception room attractive fireplace with living-flame gas fire.

#### DINING ROOM

A further good-sized reception room with fireplace and living-flame gas fire.

#### CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden. Glazed roof.

### KITCHEN

With a range of fitted wall and base units with gas hob, integrated double oven, fridge/freezer, washing machine and dishwasher.

### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### BEDROOM 3

A further double bedroom with fitted wardrobes.

#### BEDROOM 4

A further good-sized bedroom.

### BATHROOM

With WC, washbasin, shower and bath. Heated towel rail. Fitted cupboard.

### SECOND FLOOR

#### BEDROOM 1

A very large master suite with fitted wardrobes and en-suite.

#### EN-SUITE BATHROOM

A modern white suite comprising WC, washbasin set with a vanity unit, bath and large walk-in shower. Heated towel rail. Under-floor heating.

# FLOOR PLAN



Total Area: 174.1 m<sup>2</sup> ... 1874 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 driveway provides parking and leads to a garage. There is an attractive and private rear garden with lawn, patio, planted borders and timber garden shed.

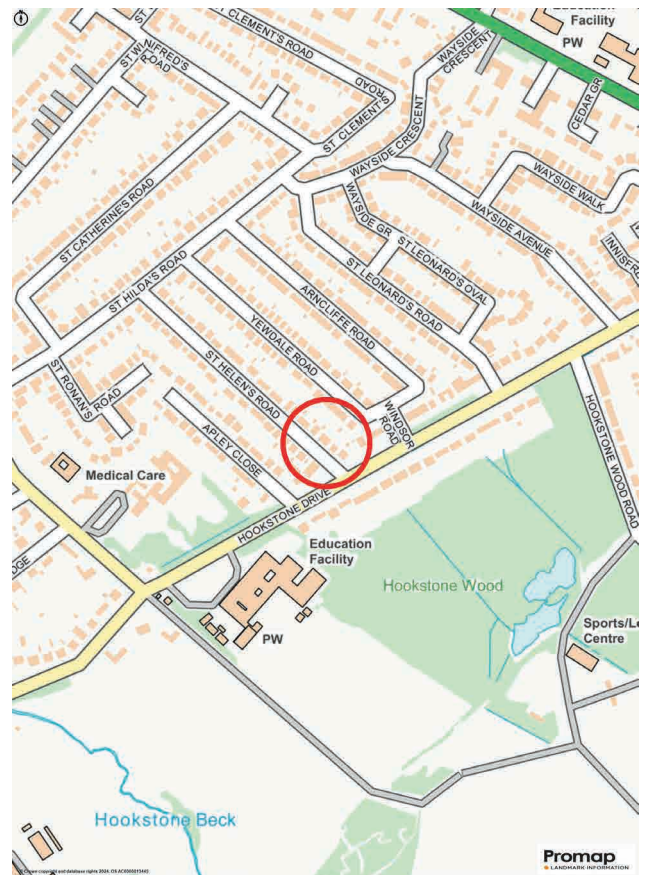
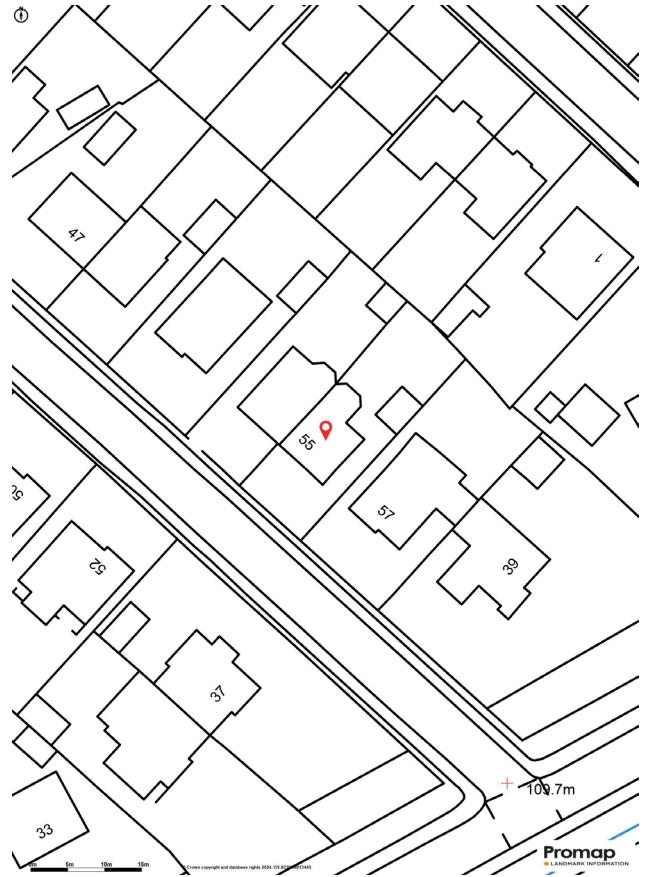
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - D**



Harrogate

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