



VERITY
FREARSON

79 EAST PARADE, HARROGATE, HG1 5LP

GUIDE PRICE £675,000

79 EAST PARADE,

Harrogate, HGI 5LP

A substantial semi-detached period property offering generous and well presented accommodation with parking and large garden and situated in this very convenient town centre location.

The impressive property provides generous accommodation over four floors. On the ground floor there are two good sized reception rooms together with a modern dining kitchen. There is a basement providing storage rooms and utility space. On the upper floors, there are currently six bedrooms, two bathrooms and an ensuite bathroom to the main bedroom with dressing room. A driveway provides parking to the front and there is a very good sized and attractive rear garden with lawn and patio.

This excellent property provides versatile accommodation with the benefit of original period features, parking and a garden and is situated in heart of Harrogate town centre within easy walking distance of the excellent amenities which include bars, restaurants, shops and transport links.



Sitting Room · Dining Room · Dining Kitchen · Basement Rooms · Utility

6 Bedrooms · 1 En-Suite · Shower Room · Bathroom

Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

An impressive reception room with bay window and feature marble fireplace with living flame gas stove.

DINING ROOM

A further good sized reception room.

DINING KITCHEN

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with integrated dishwasher and drinks fridge. Gas fired AGA.

LOWER GROUND FLOOR BASEMENT ROOMS AND UTILITY.

There is excellent storage space on the lower ground floor and utility area with fitted sink and space and plumbing for appliances.

There is huge potential for further development of this space, subject to obtaining the necessary permissions.

FIRST FLOOR BEDROOMS

There are two double bedrooms on the first floor, including the stunning main bedroom which has a feature bay window, large ensuite bathroom with walk-in wardrobe.

EN-SUITE

A sunning luxury ensuite bathroom with WC, basin, freestanding bath and large walk in shower. Heated towel rail.

SHOWER ROOM

A white suite, comprising WC, basin set within a vanity unit and shower. Heated towel rail.

SECOND FLOOR BEDROOMS

There are three good sized double bedrooms on the second floor, together with a further single bedroom or office with skylight window.

BATHROOM

A white suite comprising WC, basin and bath with shower above. Heated towel rail.

LOFT SPACE

Accessed via loft ladder.

FLOOR PLAN



Total Area: 281.4 m² ... 3029 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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