

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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



52 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

**£479,000**

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**



## 52 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

---

A stunning three-bedroom semi-detached home which has been skilfully extended and modernised to now reveal very well-appointed and generous accommodation arranged over three levels.

---

A particular feature is the good-sized, private southwest-facing gardens.

Wharfedale Avenue is located in a superb residential position just off Otley Road to the south side of Harrogate, well placed close to local amenities, excellent schools, the Pinewoods and the famous Valley Gardens.





The stylish accommodation comprises –

**GROUND FLOOR  
ENTRANCE HALL**

With built-in storage.

**SITTING ROOM**

Bay window to front.

**EXTENDED LIVING / FAMILY SPACE**

With bi-folding doors leading to the rear garden. The open-plan dining kitchen incorporates a range of wall and base units and built-in appliances.

**STUDY AREA AND CLOAKROOM**

**FIRST FLOOR**

With two double bedrooms.

**GOOD-SIZED BATHROOM**

Three-piece white suite and separate shower.

**SECOND FLOOR**

**GOOD-SIZED DOUBLE BEDROOM**

With built-in wardrobes and cupboards.

**EN-SUITE WC AND WASHBASIN**

**OUTSIDE**

Very attractive and good-sized rear garden incorporating extensive decking area with seating, shaped lawn and planted borders. A driveway provides off-road parking.

**Tenure - Freehold**

**Council Tax Band - C**







Total Area: 137.5 m<sup>2</sup> ... 1480 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 73        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 49                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |