



VERITY
FREARSON

2 HILL RISE AVENUE, HARROGATE, HG2 0AF

GUIDE PRICE £695,000

2 HILL RISE AVENUE,

Harrogate, HG2 0AF

A spacious four-bedroom double-fronted semi-detached family home with a large and attractive garden, situated on a quiet cul-de-sac within this desirable south Harrogate location, well served by excellent local amenities and popular schooling.

This superb property provides generous, well-presented accommodation comprising two reception rooms, a dining kitchen, conservatory and downstairs WC / utility room, plus four bedrooms, bathroom and en-suite shower room on the first floor. The property has the benefit of a new roof and occupies a generous plot with a large, attractive landscaped garden with a self-contained garden office, summerhouse, driveway and garage.

Hill Rise Avenue is a quiet cul-de-sac just off Otley Road in this sought-after position, close to excellent local schools including the Harrogate Grammar School and is within walking distance of the town centre. Offered for sale with no onward chain.



2 Reception Rooms · Conservatory · Dining Kitchen · Utility / Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Garden Office · Landscaped Gardens · Summerhouse







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

LIVING ROOM

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

CONSERVATORY

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

MORNING ROOM

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

DINING KITCHEN

With dining area and patio doors leading to the garden. The kitchen comprises a range of modern units with granite worktop, range cooker, integrated dishwasher and fridge / freezer. Larder drawers and cupboards.

CLOAKROOM / UTILITY

With WC, worktop, sink and space for washing machine. Under-stairs cupboard.

FIRST FLOOR LANDING

With Velux window, storage and window seat.

BEDROOM 1

A double bedroom with fitted wardrobes and original fireplace.

BEDROOM 2

A double bedroom with original fireplace and en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin set within the vanity unit, and shower.

BEDROOM 3

A double bedroom.

BEDROOM 4

A further single bedroom.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, free-standing bath and shower. Heated towel rail.

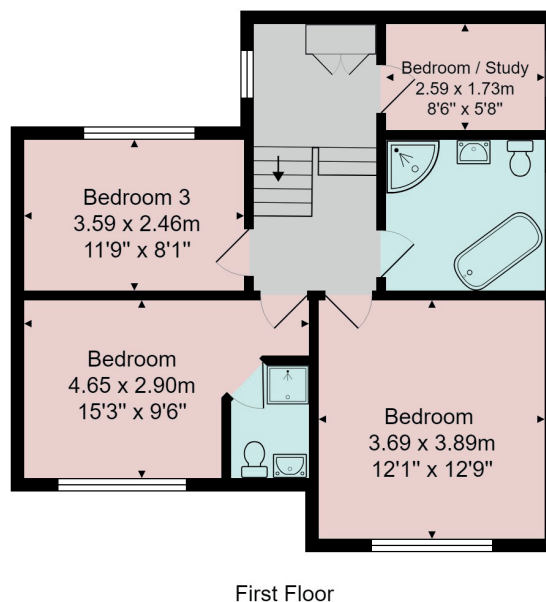
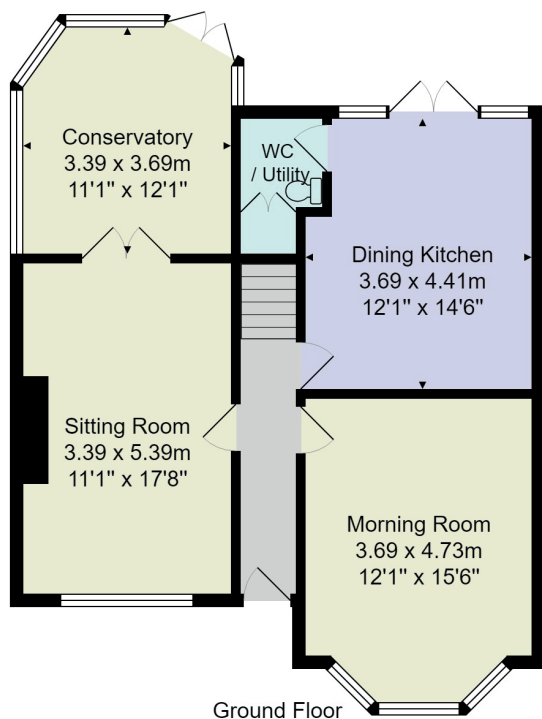
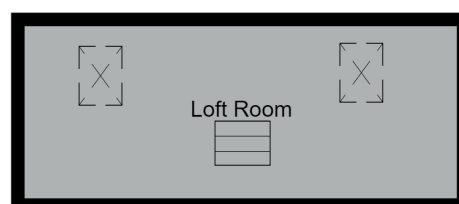
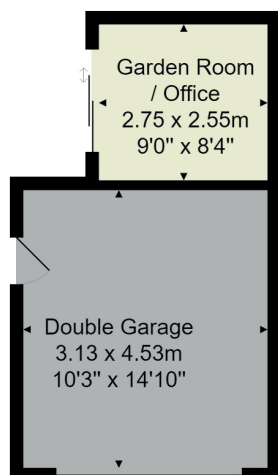
LOFT

A pull-down ladder leads to a large loft room which is fully boarded and has two skylight windows. Providing fully insulated useful storage space.

GARDEN OFFICE

There is a superb self-contained garden room / office, providing useful workspace or additional living space. This room has been fully thermally and acoustically insulated and has electric heating and glazed doors overlooking the garden.

FLOOR PLAN



Total Area: 153.4 m² ... 1651 ft² (excluding double garage, garden room / office)

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 drive provides parking and leads to a garage. There is a beautifully landscaped rear garden with very well-stocked planted borders with patio and various sitting areas. Useful garden office and summerhouse.

Agent's Note

The property had the benefit of a new roof approximately three years ago.

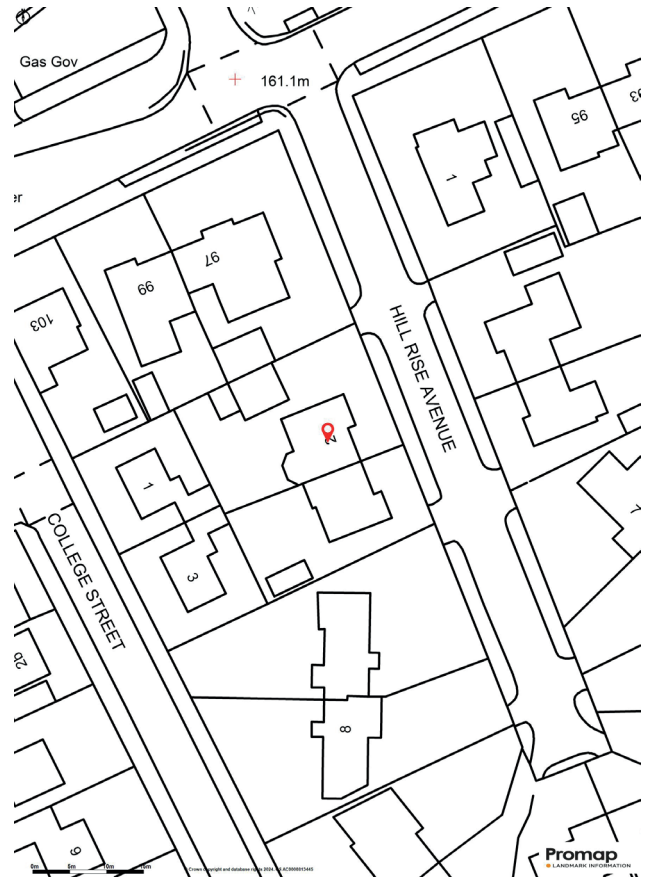
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 59 | 79 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

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