



VERITY  
FREARSON

85 ARTHURS AVENUE, HARROGATE, HG2 0EB

£575,000

# 85 ARTHURS AVENUE,

*Harrogate, HG2 0EB*

**A stunning four-bedroom detached home with attractive garden and enjoying a delightful position overlooking the adjoining school playing fields, situated in this prime south Harrogate position within the catchment area of popular primary and secondary schools.**

This impressive property has been extended and fully modernised to a high standard by the current owners. On the ground floor there is now a stunning open-plan living kitchen with glazed bi-folding doors overlooking the garden, and a bespoke, quality fitted kitchen with integrated appliances. There is also a separate sitting room and downstairs WC. Upstairs, there are four bedrooms, including the main bedroom which is of particularly generous portions and has fitted wardrobes and has an en-suite shower room, plus a modern bathroom. The drive provides parking and leads to a single garage, and there is an attractive rear garden enjoying a delightful open aspect to the rear over the adjoining school playing fields.



Sitting Room · Living Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Rear Garden With Open Aspect Over Playing Fields







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

With oak-and-glass staircase leading to the first floor. Under-stairs storage.

#### SITTING ROOM

A spacious reception room with contemporary wall-mounted electric fire. Fitted cabinets and shelving.

#### CLOAKROOM

WC and basin. Heated towel rail.

#### LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas and glazed bi-folding doors leading to the garden. Tiled floor with under-floor heating. The kitchen comprises a range of bespoke, hand-made wall and base units with quartz worktops, island and breakfast bar. Integrated appliances including induction hob, integrated double oven / microwave, wine fridge, fridge / freezer, dishwasher, washing machine and tumble dryer.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

A large double bedroom with windows overlooking the adjoining school playing fields and skylight window. Fitted wardrobes and en-suite shower room.

#### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a new vanity unit, and shower. Tiled walls and floor with under-floor heating. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### BEDROOM 3

A double bedroom with window overlooking adjoining playing fields and skylight window.

#### BEDROOM 4

A further bedroom or office.

#### BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath with shower above. Tiled walls and floor. Heated towel rail.

# FLOOR PLAN



Total Area: 121.7 m<sup>2</sup> ... 1310 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 rear garden enjoying an open aspect to the rear over the adjoining school playing fields.

### Location

The property is located within this popular south Harrogate position, within a couple of minutes' walk of Harrogate Grammar School and just a short distance from a range of excellent amenities and Harrogate town centre.

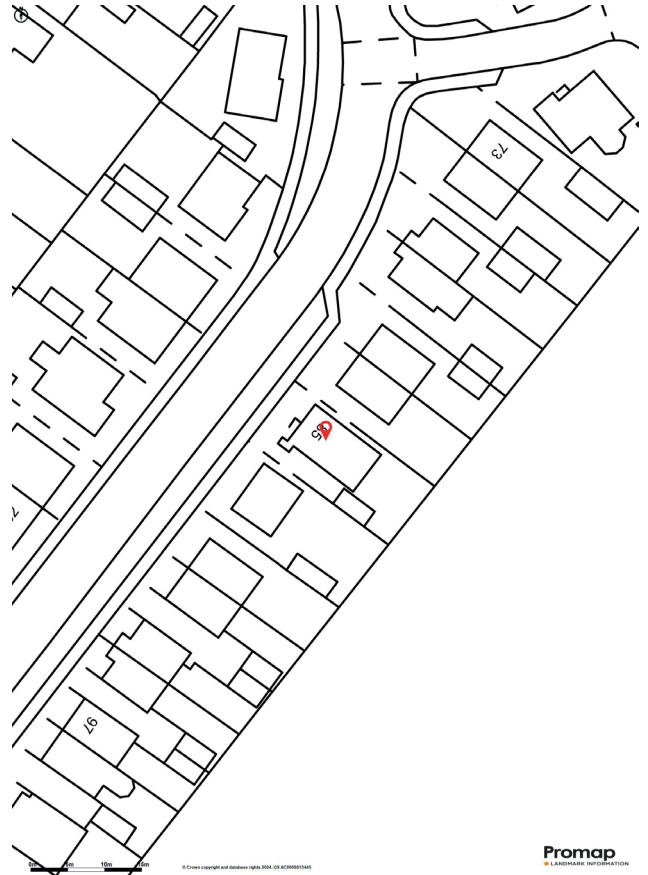
### Services

All mains services connected.

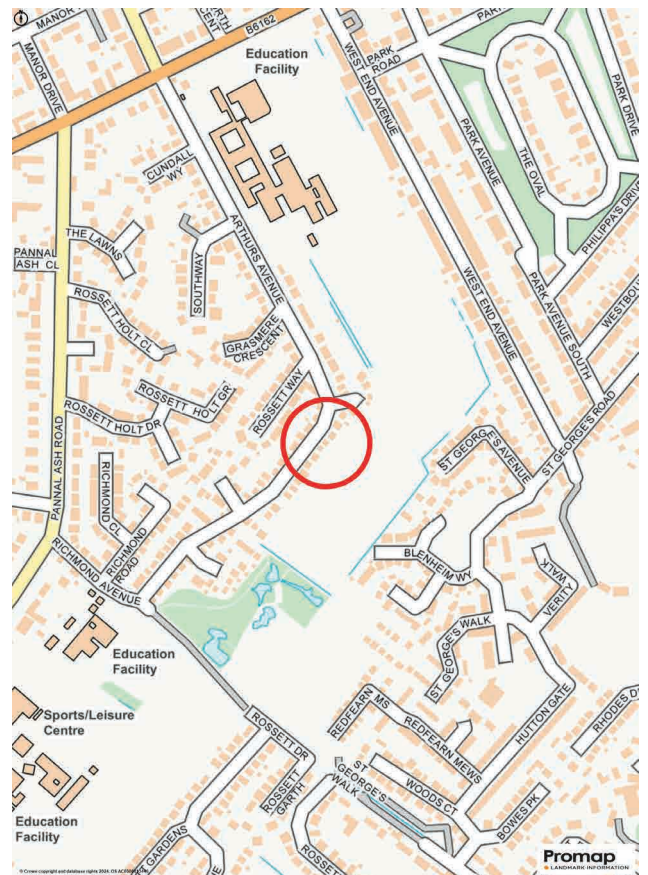
### Tenure

Freehold

### Council Tax Band - E



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LANDMARK INFORMATION



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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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