



VERITY
FREARSON

175 OTLEY ROAD, HARROGATE, HG2 0DA

£525,000

175 OTLEY ROAD,

Harrogate, HG2 0DA

A well-presented three-bedroom detached property with driveway, garage and attractive garden, situated in this desirable south Harrogate location, well served by excellent local amenities.

The property provides well-appointed accommodation comprising a sitting room with wood-burning stove, well-equipped kitchen, dining room, and large conservatory extension. There is also a useful utility room and cloakroom. Upstairs, there are three good-sized bedrooms and a shower room. A driveway provides ample parking and leads to a single garage, and there is an attractive rear garden to the rear of the property.

The property is situated in a delightful position on the south side of Harrogate, enjoying an open aspect and is well served by a range of excellent local amenities and popular primary and secondary schools.



2 Reception Rooms · Conservatory · Kitchen · Utility Room · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Attractive Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboard.

SITTING ROOM

A large reception room with bay window. Fireplace with wood-burning stove.

KITCHEN

With a range of fitted units with gas hob and double oven.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances.

CLOAKROOM

With WC, and washbasin.

DINING ROOM

A further reception room with glazed doors leading to a conservatory.

CONSERVATORY

A large conservatory extension providing a further sitting area, with windows and glazed doors overlooking the garden.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor. The two large bedrooms have fitted wardrobes.

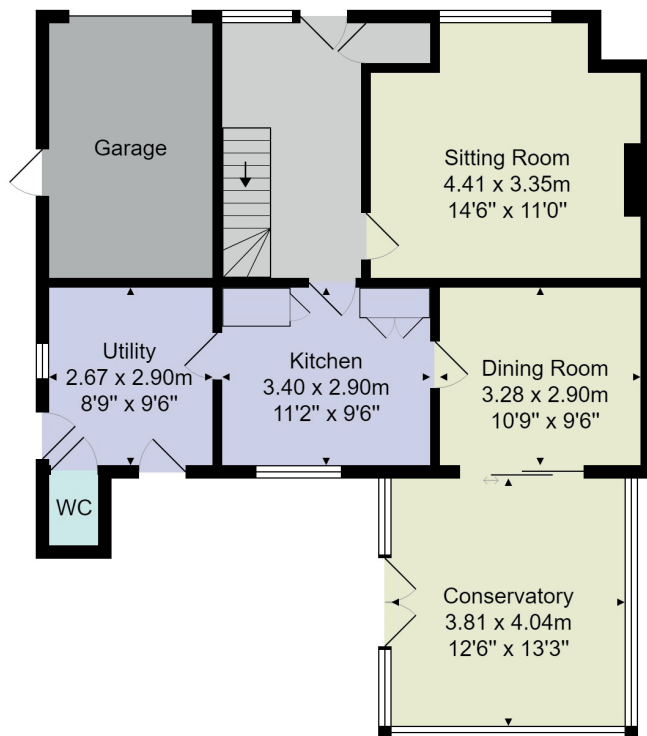
BATHROOM

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

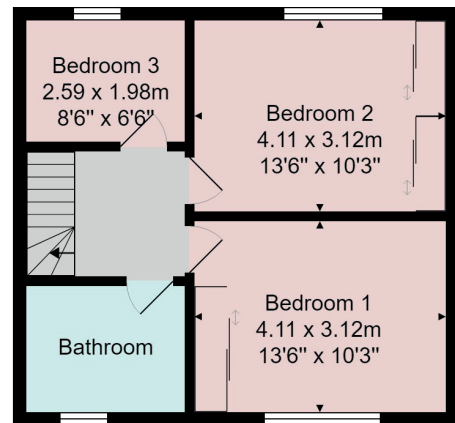
LOFT

Insulated loft accessed via a pull-down ladder.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 130.3 m² ... 1403 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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Outside

A drive provides parking and leads to a garage. There is an attractive rear garden with planted borders, decked sitting area, summerhouse and shed.

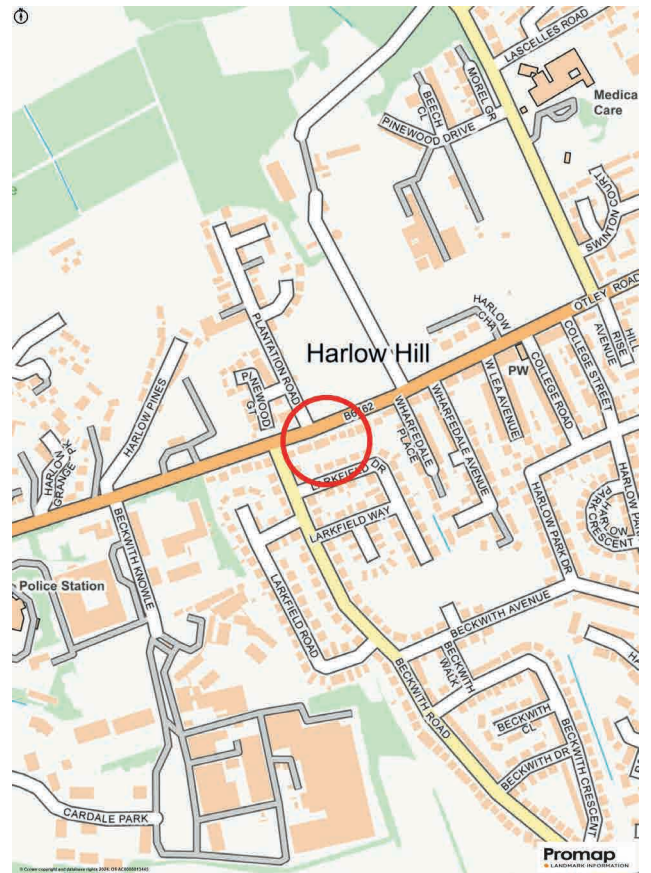
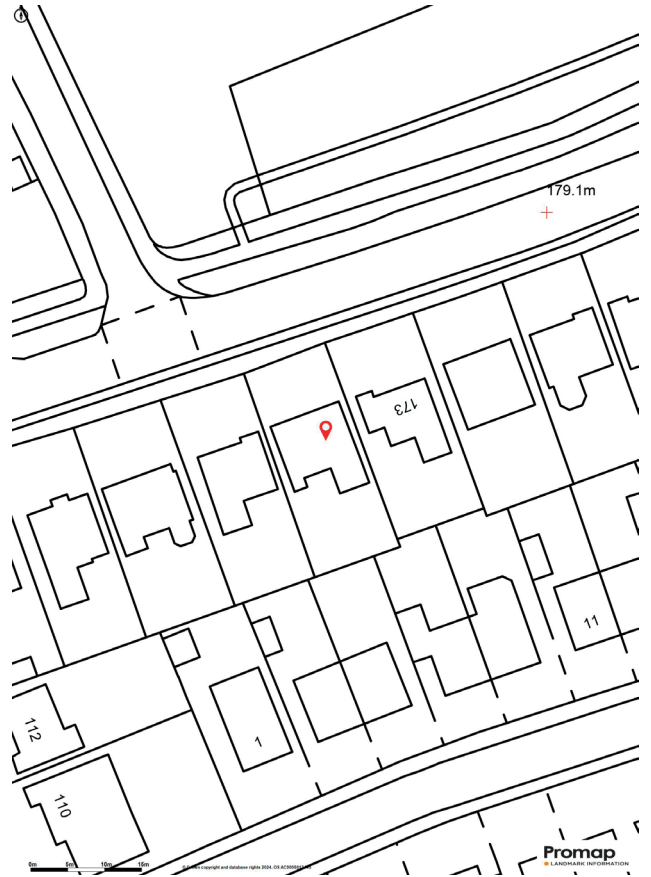
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Harrogate

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