



VERITY  
FREARSON

8 CHURCH AVENUE, HARROGATE, HG1 4HE

£650,000



# 8 CHURCH AVENUE,

*Harrogate, HGI 4HE*

**A substantial semi-detached period property, providing generous accommodation extending to over 3,000 square feet, enjoying an attractive position overlooking the adjoining bowling green, well served by local amenities and just a short distance from Harrogate town centre.**

This super home provides impressive and flexible living space over four levels with attractive period features. The accommodation is currently arranged to provide two self-contained living areas within the same property. On the ground floor there is a large sitting room, together with a bedroom with en-suite shower room, plus an additional room which could be a further reception room or bedroom. On the lower ground floor there is a further bedroom, kitchen with dining area and glazed doors leading to the garden. On the upper two floors there is a separate living space with living area and kitchen, four bedrooms, bathroom and separate WC. There is off-road parking and a good-sized rear garden with open aspect.

The property is situated on this desirable residential street on the north side of Harrogate, well served by excellent local amenities and just a short distance from Harrogate town centre.



2 Reception Rooms · 2 Kitchens · Office

5 Bedrooms · Bathroom · Shower Room · En-Suite Shower Room

Ample Off-Road Parking · Lawned Garden













## ACCOMMODATION

The spacious property extends to over 3,000 square feet and provides generous and flexible accommodation. The accommodation is currently arranged to allow for two self-contained living areas within the same property, accessed via the same front door. The current set-up is ideal for a family living with a dependent relative but could easily be adapted to provide accommodation for a single family dwelling or divided further to create self-contained accommodation on the lower ground floor with separate access.

### GROUND FLOOR ENTRANCE HALL

#### SITTING ROOM

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

#### BEDROOM

A double bedroom with fitted wardrobes and en-suite shower room.

#### EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

#### FAMILY ROOM

A further reception room or potential bedroom with windows to the rear. Fitted cupboard.

#### LOWER GROUND FLOOR KITCHEN / DINING AREA

With a large dining room with glazed doors leading directly to the garden. The kitchen comprises a range of fitted units with worktop, electric hob, integrated double oven, fridge and freezer.

#### SHOWER ROOM

With WC, washbasin and shower. Tiled walls and floor.

#### BEDROOM

A large double bedroom.

#### FIRST FLOOR

#### LIVING KITCHEN

A large open-plan living area and kitchen with space for sitting and dining and a modern fitted kitchen with a range of units, double oven, electric hob and integrated fridge / freezer.

#### BEDROOM

A bedroom with window to rear.

#### BATHROOM

A white suite comprising WC, washbasin, bath and shower. Tiled walls and floor. Heated towel rail.

#### SECOND FLOOR BEDROOMS

There are three further bedrooms on the second floor, all of which could accommodate a double bed.

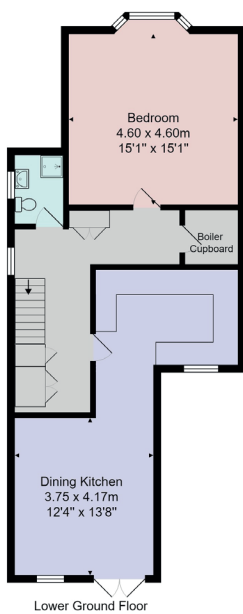
#### OFFICE

A useful workspace or potential small single bedroom.

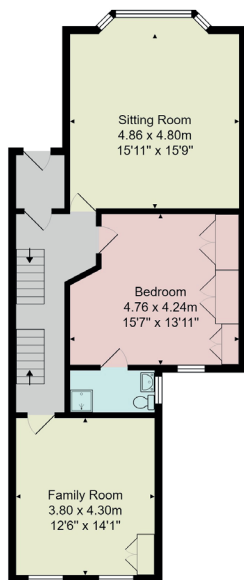
#### SEPARATE WC

With WC and washbasin.

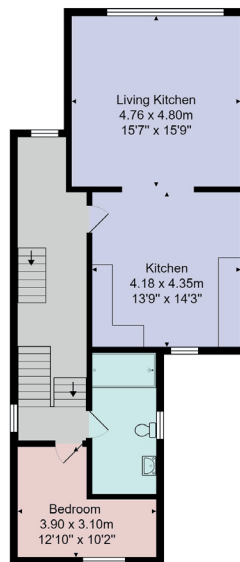
# FLOOR PLAN



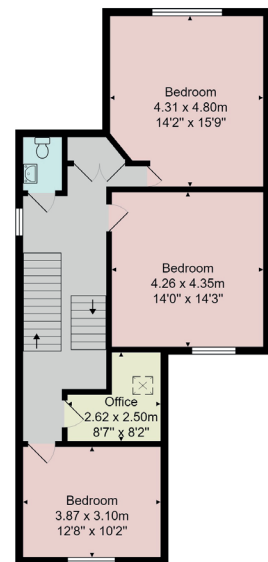
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 308.5 m<sup>2</sup> ... 3320 R<sup>2</sup>

All measurements are approximate and for display purposes only.  
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