



VERITY
FREARSON

78 HARCOURT DRIVE, HARROGATE, HG1 5AB

£475,000

78 HARCOURT DRIVE,

Harrogate, HG1 5AB

A contemporary three-bedroom townhouse with glass balcony, landscaped garden & off-street parking, perfectly positioned just moments from Harrogate's thriving town centre.

Designed for modern lifestyles this deceptively spacious light filled home is arranged over three floors, effortlessly blending comfort, style, and functionality.

Harcourt Drive offers a quiet and desirable setting, yet lies only a few minutes' walk from Harrogate's town centre, with its boutique shops, independent cafés, fine dining, and excellent rail links to Leeds, York, and London.



Dining Kitchen · Sitting Room · Utility · Balcony

3 Bedrooms · En-Suite · Bathroom · Shower Room

Off-Road Parking · Garden







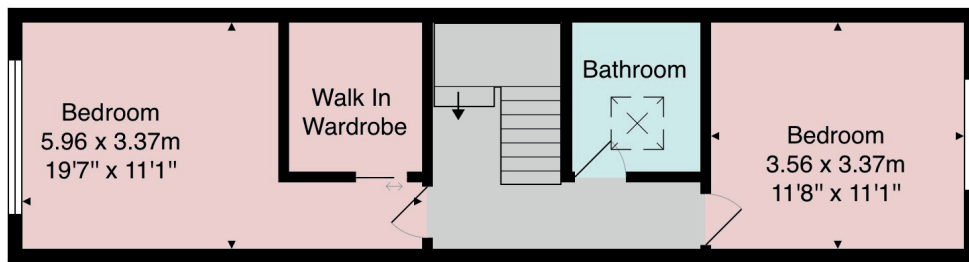
ACCOMMODATION

The ground floor features a welcoming entrance hall leading to a large storage room, a modern shower room, and a versatile bedroom or reception space that is ideal for guests, a home office, or a relaxed sitting area. French doors open onto a covered seating terrace, creating a seamless link between the interior and the garden.

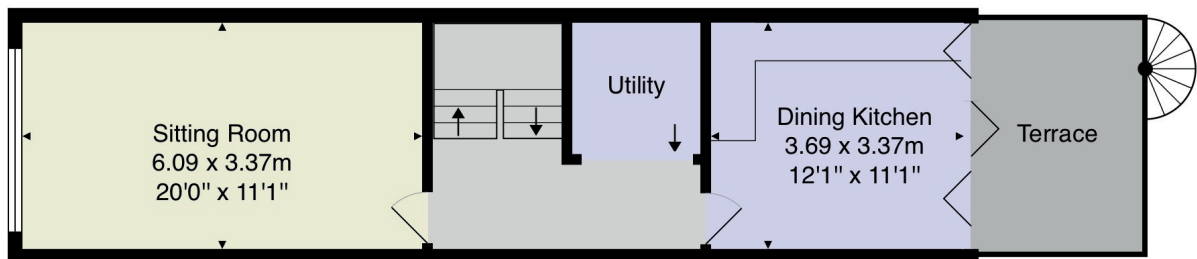
On the first floor, the property provides distinct yet complementary living spaces. To the front, a spacious sitting room offers an elegant and comfortable setting for everyday living and entertaining. To the rear, a contemporary dining kitchen is fitted with sleek units and integrated appliances, with bi-fold doors opening onto a striking structural glass balcony that floods the space with natural light and provides an attractive setting for dining or evening relaxation. A discreet utility area adds convenience to this floor.

The top floor includes two well-proportioned double bedrooms. The principal bedroom serves as a stylish master suite, complete with a walk-in wardrobe providing excellent storage. The second double bedroom offers flexibility for guests or family use, while the modern house bathroom is beautifully finished with contemporary fittings and clean, understated design.

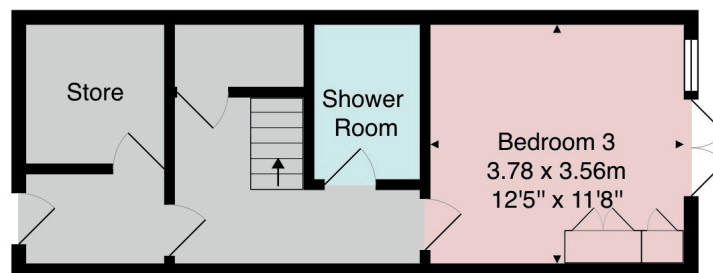
FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 129.5 m² ... 1394 ft² (excluding terrace)

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

Externally, the property benefits from off-street parking and a covered entrance to the front. To the rear lies a private, low-maintenance garden, attractively landscaped with ceramic paving and featuring a greenhouse. A striking glass-structured balcony extends above, accessed via a spiral staircase that forms an impressive architectural feature and enhances the home's modern character.

Services

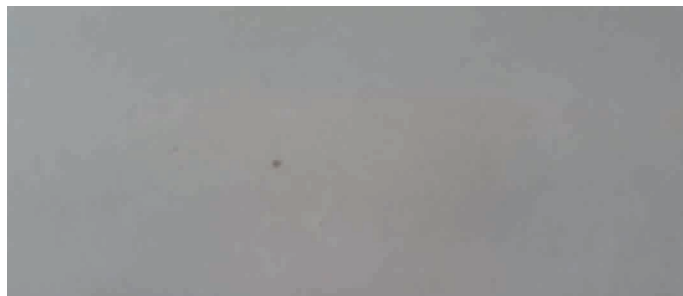
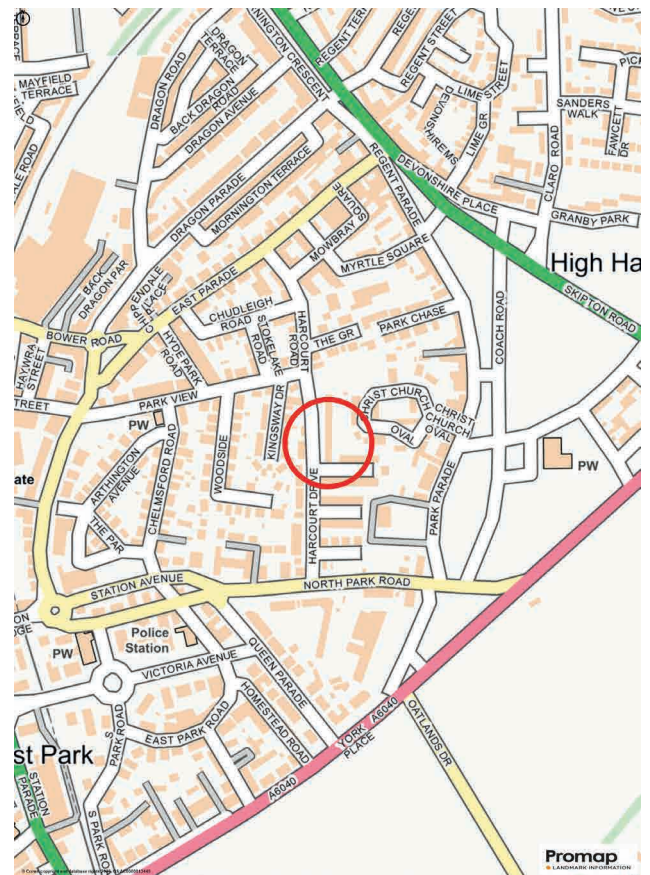
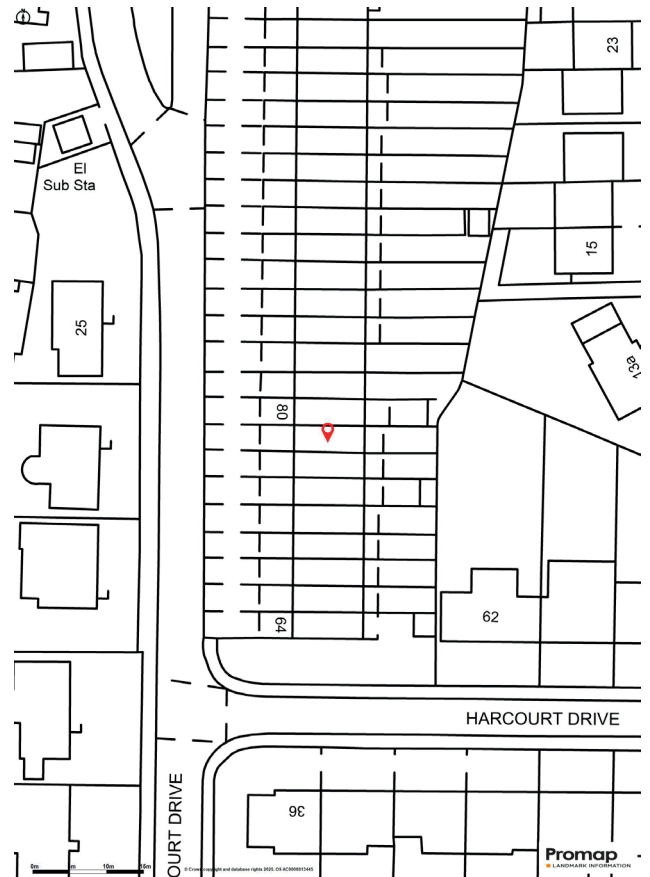
All mains services connected.

Tenure

Freehold

Council Tax Band - C

EPC - D



Harrogate

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