



VERITY  
FREARSON

33 TEWIT WELL ROAD, HARROGATE, HG2 8JJ

OFFERS OVER £700,000



# 33 TEWIT WELL ROAD,

*Harrogate, HG2 8JJ*

**An impressive four-bedroom semi-detached residence with an extensive rear garden, situated on one of Harrogate's most prestigious south side addresses.**

Occupying a highly sought-after position on Tewit Well Road, this elegant semi-detached home offers well-proportioned and thoughtfully arranged accommodation over two floors, ideally suited to discerning family buyers. The property enjoys an attractive frontage with driveway parking and gated side access, while to the rear lies an extensive and private garden extending to approximately 50ft, backing directly onto Oatlands playing fields and enjoying a delightful open outlook.

Tewit Well Road is a highly desirable residential location on Harrogate's popular south side, well served by local amenities, highly regarded schools, the Stray, and convenient access to Harrogate town centre and transport links.



2 Reception Rooms · Kitchen

4 Bedrooms · Bathroom

Off-Road Parking · Garage · Extensive Lawned Garden













## ACCOMMODATION

### GROUND FLOOR

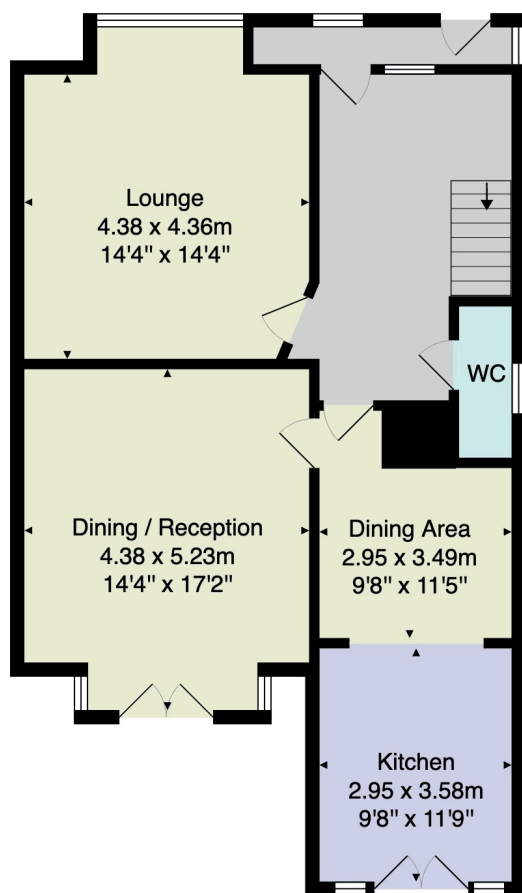
The ground floor is entered via a generous reception hall with a ground floor WC, creating a strong and welcoming first impression. The principal lounge is a spacious and refined reception room featuring a large bay window, decorative coving and a feature fireplace. A separate formal dining room provides an excellent setting for both everyday dining and more formal entertaining. The kitchen opens through an archway into a dining area, with double doors leading out to a paved seating area, offering an excellent flow between the interior and the garden.

### FIRST FLOOR

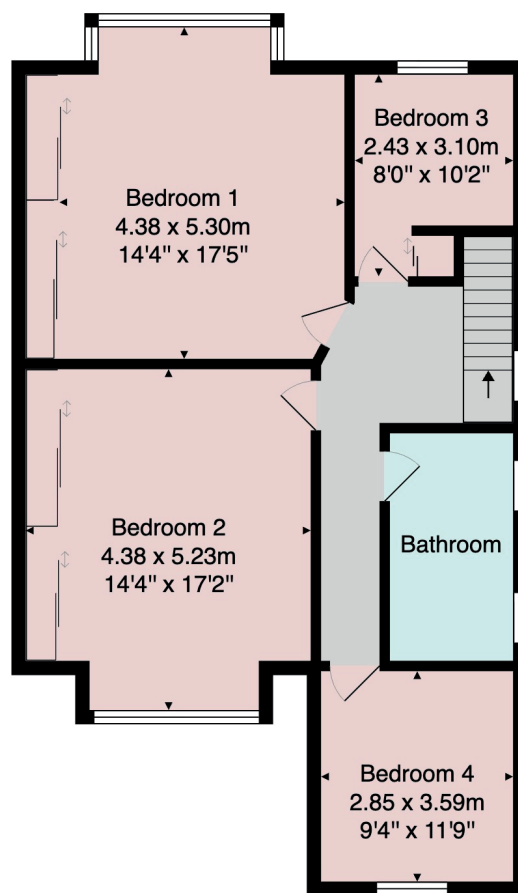
To the first floor, there are four well-proportioned bedrooms, several benefiting from fitted wardrobes. Bedrooms one and two are particularly generous in size, with bedroom two enjoying pleasant views across the rear garden and adjoining playing fields.

The remaining bedrooms offer flexibility for family use, guests or home working. The house bathroom is fitted with a white suite comprising a panelled bath, washbasin, WC and bidet, together with a separate shower enclosure and a window providing natural light and ventilation.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 165.2 m<sup>2</sup> ... 1779 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

Externally, the rear garden is a notable feature of the property, offering both privacy and an open aspect. Extending to approximately 50ft, it is laid mainly to lawn with mature trees, established borders and a selection of fruit trees. A paved seating area provides an ideal space for outdoor entertaining, while a greenhouse and detached garden building offer useful storage and further potential (subject to requirements).

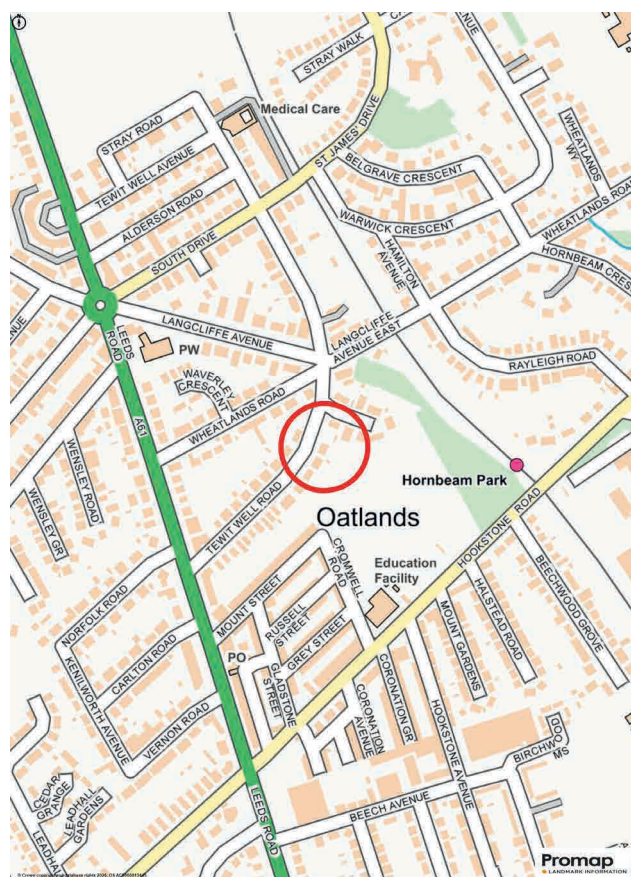
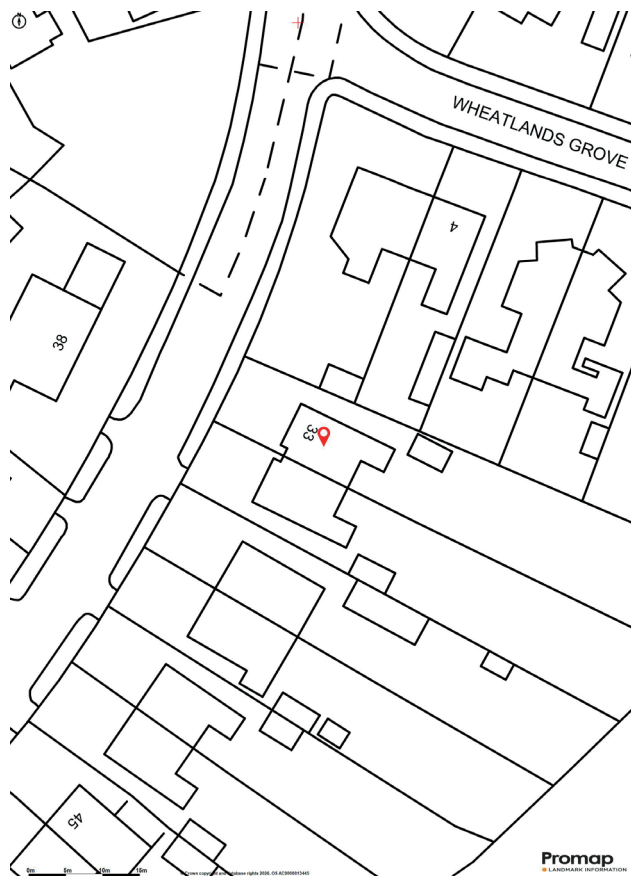
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



Harrogate

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