



VERITY  
FREARSON

1A ST CATHERINE'S ROAD, HARROGATE, HG2 8JZ

GUIDE PRICE £500,000

# 1A ST CATHERINE'S ROAD,

*Harrogate, HG2 8JZ*

**An extended and refurbished four-bedroomed detached family house, with en-suite facilities, situated in a quiet and highly convenient residential location.**

This superb property offers spacious accommodation, appointed to a high standard and arranged over three floors, having the benefit of gas central heating and double glazing.

Desirable residential location within easy walking distance of well-regarded primary and secondary schools. Harrogate town centre is only one mile distant via the famous Stray. An internal inspection is strongly recommended.



2 Reception Rooms · Kitchen · Orangery

4 Bedrooms · Study · Shower Room · Study

Off-Road Parking · Enclosed Lawned Garden To Rear







## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With oak flooring, central heating radiator and coved ceiling.

#### LOUNGE

Double-glazed window to front and double-glazed bay window to rear with double French doors leading to an orangery. Central heating radiator, coved ceiling and recessed fireplace.

#### ORANGERY

Double-glazed windows to three side, Velux windows and double doors to side.

#### DINING ROOM

Double-glazed bay window to front with fitted seat. Double-glazed double French doors leading to the rear courtyard. Two central heating radiators. Open plan to –

### KITCHEN

Double-glazed window to rear. Extensive range of modern fittings incorporating gas hob with extractor hood above, plus split-level oven and microwave. Integrated dishwasher and washing machine. Fitted cupboard houses gas central heating boiler.

### FIRST FLOOR

#### BEDROOM 1

Double-glazed bay window to rear. Central heating radiator and coved ceiling.

#### BEDROOM 3

Double-glazed window to rear, central heating radiator and coved ceiling.

#### BEDROOM 4

Double-glazed bay window to front. Central heating radiator and coved ceiling.

### BATHROOM

Two double-glazed windows to rear. Modern suite comprising low-flush WC, pedestal washbasin and panelled bath with mixer taps and shower attachment. Fully tiled to three walls and three large wall-mounted mirrors. Chrome heated towel rail and tiled floor.

### SECOND FLOOR

#### BEDROOM 2

Double-glazed window to rear and central heating radiator.

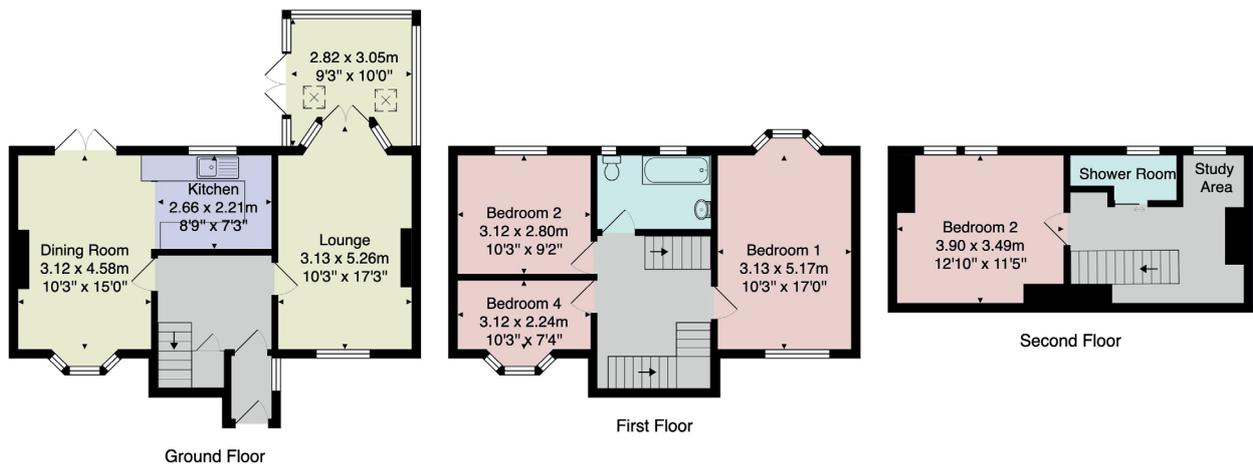
#### SHOWER ROOM

Double-glazed window to rear. Modern suite comprising shower cubicle, low-flush WC and pedestal washbasin. Fully tiled walls and floor. Chrome heated towel rail.

#### STUDY AREA

Double-glazed window to rear, central heating radiator and access to front eaves storage areas.

# FLOOR PLAN



Total Area: 128.8 m<sup>2</sup> ... 1386 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**

Double gates lead to flagged driveway providing off-street parking. Enclosed lawned garden adjacent. To the rear there is an enclosed flagged courtyard with timber-decked area.

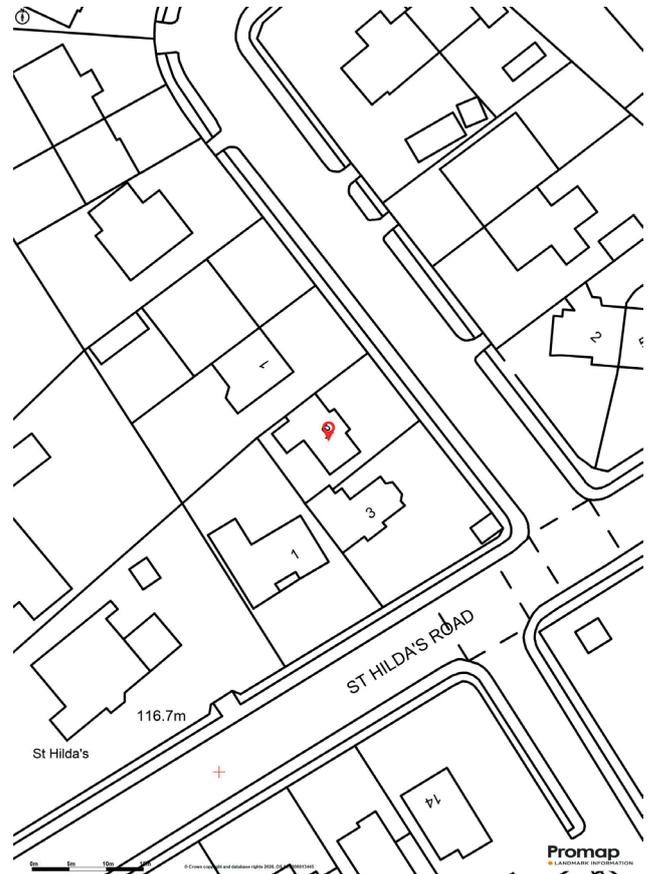
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	71	82
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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