BRAMLEY HOUSE, 22 OTLEY ROAD, HARROGATE, HG2 0DN

£850,000
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A substantial Victorian semi-detached property providing extremely spacious six-bedroomed accommodation extending to over 4,000 square feet, in this prime location close to the centre of Harrogate.

The property has the advantage of gardens to the front and rear and off-street parking. Inside, the characterful accommodation has the benefit of many original period features including stained-glass windows, decorative friezes, dado rails, high ceilings, cornicing, a stunning staircase, Italian marble fireplaces and sash windows. This spacious house is arranged over three levels, with two reception rooms, kitchen, six bedrooms, en-suite shower room, two bathrooms, plus a large basement providing an excellent storage space as well as potential for further development.

The property is situated in this attractive position close to the Stray and Harrogate town centre and is well served by the local amenities of Cold Bath Road and good schools, including Harrogate Grammar School.
The property is light and airy throughout, with accommodation arranged over three floors, which briefly comprises of a reception hall, sitting room with Italian marble fireplace, family / dining room with a French Godin enamel gas-fired stove, breakfast kitchen with a range of custom made units, Rangemaster range cooker and built-in dishwasher. Leading off the kitchen are stairs leading down to extensive cellars with separate access to the rear garden, offering the potential for an incoming purchaser to develop further to create additional living space, subject to gaining any necessary planning permissions required.

To the first floor there is the spacious master bedroom with en-suite shower room, two further double bedrooms, and house bathroom fitted with a Villeroy and Boch suite. To the second floor are three further double bedrooms and a house shower room.
Outside
To the front, the property is approached via a panelled gate with paved pathway leading directly through the front garden to the attractive glazed front door. To the rear is a paved driveway (accessed off Wordsworth Crescent), attractive rear lawn and a Yorkshire stone-paved terrace, ideal for al fresco dining.

Location
Bramley House is situated in a prime location close to the centre of Harrogate and the famous 200-acre Stray. The cathedral city of Ripon is 12 miles distant, the financial centre of Leeds is 15 miles distant and the historic city of York is 22 miles distant. The A1(M) is about ten miles away, which provides excellent access to the commercial centres of the north and links with the national motorway network. The railway station at Harrogate is within walking distance and connects with mainline stations at York and Leeds, giving fast services to London King’s Cross and Edinburgh. There are regular flights from Leeds Bradford Airport, about 12 miles away. There is a good choice of schooling, both private and state, within Harrogate and the surrounding areas.

Directions
From Harrogate railway station, turn left along Station Parade onto the one-way system. At the third set of traffic lights, turn right onto York Place. At the Prince of Wales roundabout, take the second exit onto the B6162 (Otley Road) heading out of Harrogate, where the property will be found on the right-hand side.

Services - All mains connected.
Tenure - Freehold
Council Tax Band: F

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