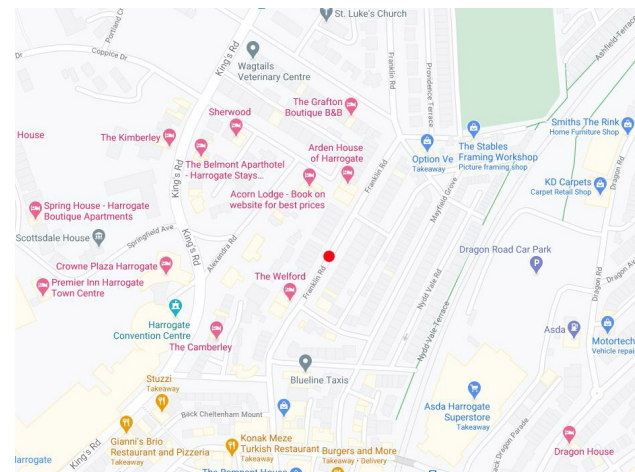




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

From the town centre proceed along the Kings Road. Passing the Conference Centre turn right into Franklin Mount and then right at the end into Franklin Road where the property can be found on the left hand side.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](http://myrings.property)

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

20 Franklin Road, Harrogate

Guide price £500,000

**MYRINGS**

Harrogate's Leading Family Estate Agent



20 Franklin Road, Harrogate, North Yorkshire, HG1 5EE

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Offered with no onward chain, this exceptionally spacious, six bedroom Victorian terraced property occupying a convenient position within minutes walk of the town centre benefits from having off street parking for two vehicles.

Fronted by a forecourt garden, the accommodation opens via an entrance vestibule to the reception hall. To the front elevation is a bay fronted sitting room with high cornice ceiling and feature fireplace that extends through to the rear facing formal dining room also with fireplace. The separate kitchen is large enough to accommodate a breakfast table and has a rear access door leading out to the enclosed courtyard with useful outhouse storage and off street parking. To the first floor the split level landing branches to a bathroom with white suite and over bath

shower, and three well-proportioned double sized bedrooms. The second floor reveals a large bathroom with free standing bathtub and separate shower enclosure, two further double bedrooms and a single bedroom / home office.

Franklin Road is conveniently located close to Harrogate's town centre and only a short walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8.1 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
1 minute walk



**Main Roads**  
A1M 8.1 Miles



**Train**  
Harrogate 0.4 of a mile



**Airport**  
Leeds Bradford 12.6 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band C

**Tenure**

Freehold