



11 LASCELLES ROAD, HARROGATE

GUIDE PRICE £895,000



A beautiful family home, situated in a peaceful central location.

11 Lascelles Road is a much-loved family home, nestled in a highly sought after and peaceful location, near the Valley Gardens. It is within walking distance of renowned primary and secondary schools and the town centre, as well as a fantastic selection of shops, bars and restaurants on Cold Bath Road.

Benefitting from double glazing and gas central heating this fabulous house is flooded with natural light and has excellent indoor outdoor living on a private, mature and green plot, which will leave you thinking you're in the countryside, all whilst having the convenience of everyday amenities on the doorstep - offering a fantastic lifestyle for any future buyer.



Tenure
Freehold

Local Authority
Harrogate Borough Council

Council Tax Band
Band G





Property Description.

Upon entry there is a warm and welcoming central reception hall with excellent built in shoe and cloaks storage.

To either side of the entrance hall are two great reception rooms, one used as a living room and the other a dining room - both with decorative feature fireplaces and leafy views to the front.

To the rear of the ground floor is a superb open-plan dining kitchen, with modern and sleek units, Corian work surfaces, large breakfast bar and integrated dishwasher and microwave as well as a range cooker. This incredible space wraps around the rear of the property incorporating an orangery overlooking the very private garden and a separate snug area. The perfect entertaining space for family and friends.

Beyond the kitchen is a further reception room, currently used as a home office which would also be an ideal playroom or fifth bedroom. There is a conveniently located downstairs shower room adjacent.

There is also access into the integral garage with utility area to the rear.

To the first floor are four bedrooms. The master bedroom offers a full wall of fitted wardrobes and modern tiled ensuite shower room, the second bedroom also offers fitted wardrobe space and its own ensuite and the further two bedrooms are serviced by the generous house bathroom with whirlpool bath and shower.

There is also access to a fully boarded loft space.





Outside

Outside, the property continues to impress with mature and manicured grounds that complement the property perfectly.

To the front is a smart block paved, in and out driveway for numerous cars with mature hedges lining the sides and framed by pillars and hedging, giving great kerb appeal.

To the rear of the property is a south facing, tranquil and mature garden, with patio seating area leading straight out from the dining kitchen, lawn and mature borders with trees and hedges lining the back of the garden, to create true privacy.



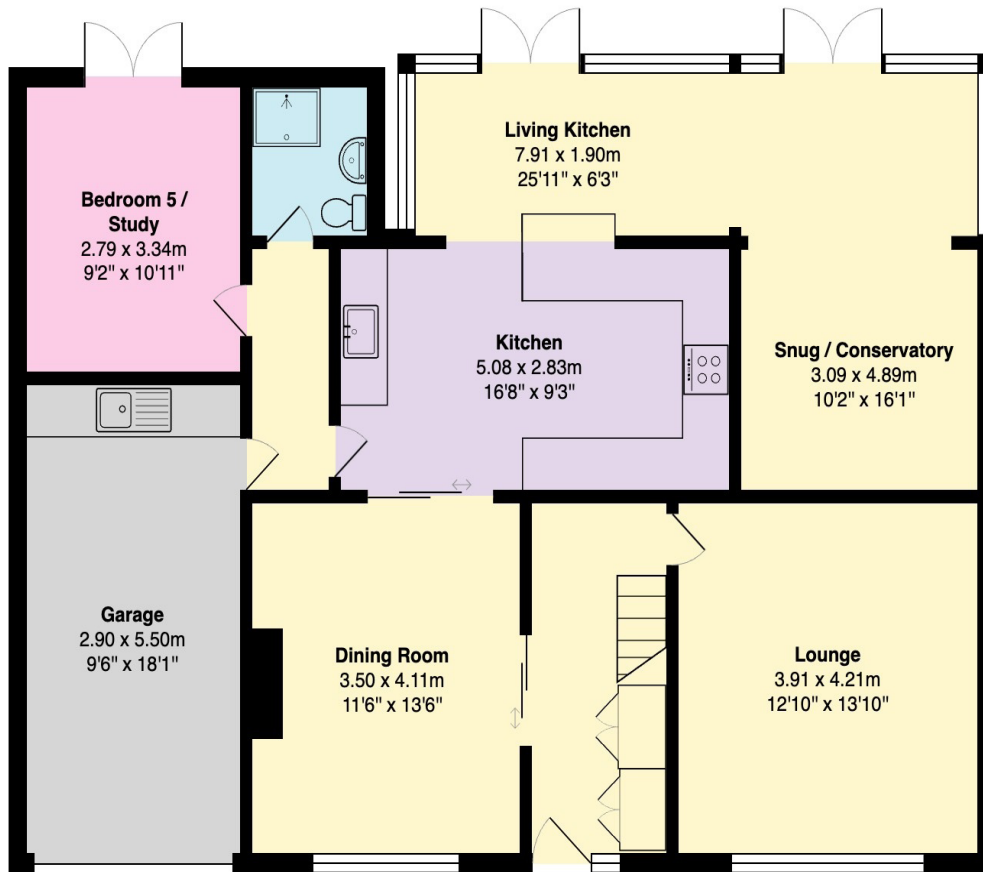
Directions

Heading towards the Valley Garden past the Pump Room Museum, take a left onto Valley Drive. At the small roundabout continue straight ahead onto Harlow Moor Drive. As you approach the top of the road take the left turning onto Margaret Road and Lascelles Road will be seen straight ahead.

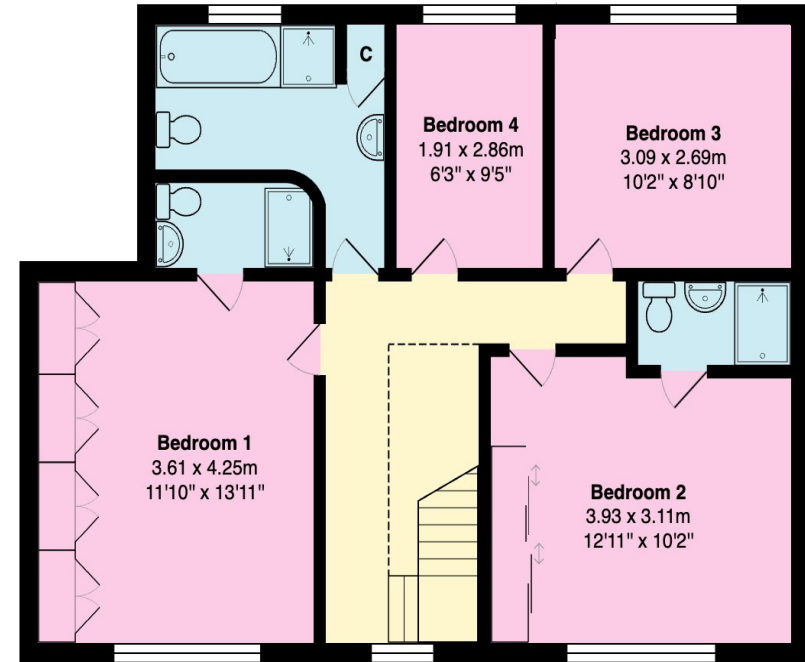
Number 11 will be identified by our For Sale Board.







Ground Floor



First Floor

Total Area: 183.2 m² ... 1972 ft²

All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated September 2022. Photographs and videos dated September 2022.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

