



GLEBE ROAD, HARROGATE

GUIDE PRICE £1,100,000



Luxurious Harrogate town house within striking distance to Cold Bath Road.

13 Glebe Road is an impressive and immaculately presented stone built family home.

Having been the subject of a full renovation, the property offers bright and versatile accommodation over four floors with stylish interior décor and high quality, contemporary fixtures and fittings throughout, along with beautifully proportioned rooms, a private landscaped garden and double garage – redefining luxury living.

Boasting a fabulous and generous plot whilst perfectly placed within striking distance to the fashionable Cold Bath Road and offering a fantastic lifestyle for a variety of buyers. This family home is within walking distance of renowned schools, shops, bars, restaurants and the Valley Gardens, as well as the town centre itself.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
F

EPC Rating
D









Property Description.

In brief the property comprises; entrance vestibule and through to a welcoming hallway.

To the right of the hallway is a living room with parquet flooring, open fire and flooded with natural light through the dual aspect bay windows, offering elevated views over the garden. To the left is a second reception room, currently utilised as a home office with large bay window and original feature fireplace.

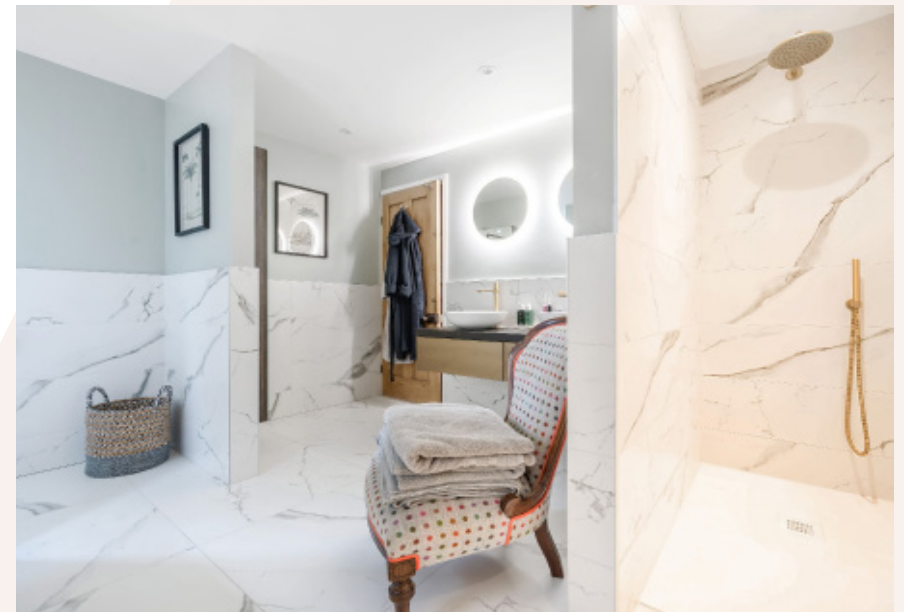
The property boasts a fantastic and well-appointed open plan modern dining kitchen with sleek and stylish units, contrast island unit with breakfast bar and seating, integrated appliances, ornate full height splash back and plenty of room for a large dining table. A set of french doors open out to the privately enclosed south facing terrace – this space creates a wonderful entertaining area for friends and family to enjoy.

Completing the downstairs layout is a fully fitted bar with access into the double garage, separate utility and W/C.

To the lower ground floor is a fantastic reception room/ cinema room, home office and an abundance of walk-in storage.

To the first floor is the principal bedroom with fully fitted walk in wardrobe, further double bedroom and luxurious house bathroom with dual sinks, bath and separate walk in shower.

To the second floor are a further two double bedrooms and modern house bathroom, again with both bath and shower.





Outside

Outside and to the front of the property is off street parking and access into the double garage. The wrought iron rails, planted borders and hedges offer great privacy and fantastic curb appeal to the front of the house.

The beautiful south facing plot lies to the front and side of the property, with perfectly placed patio seating allowing you to follow the sun throughout the day, making it a perfect space for al fresco dining.

Services

We are advised that the property has Gas central heating, mains water and mains drainage.

Location (HG2 0LZ)

13 Glebe Road is located in the heart of Harrogate and is ideally placed for commuting to Leeds whilst being close to excellent schools and within easy reach of the Stray and town centre.

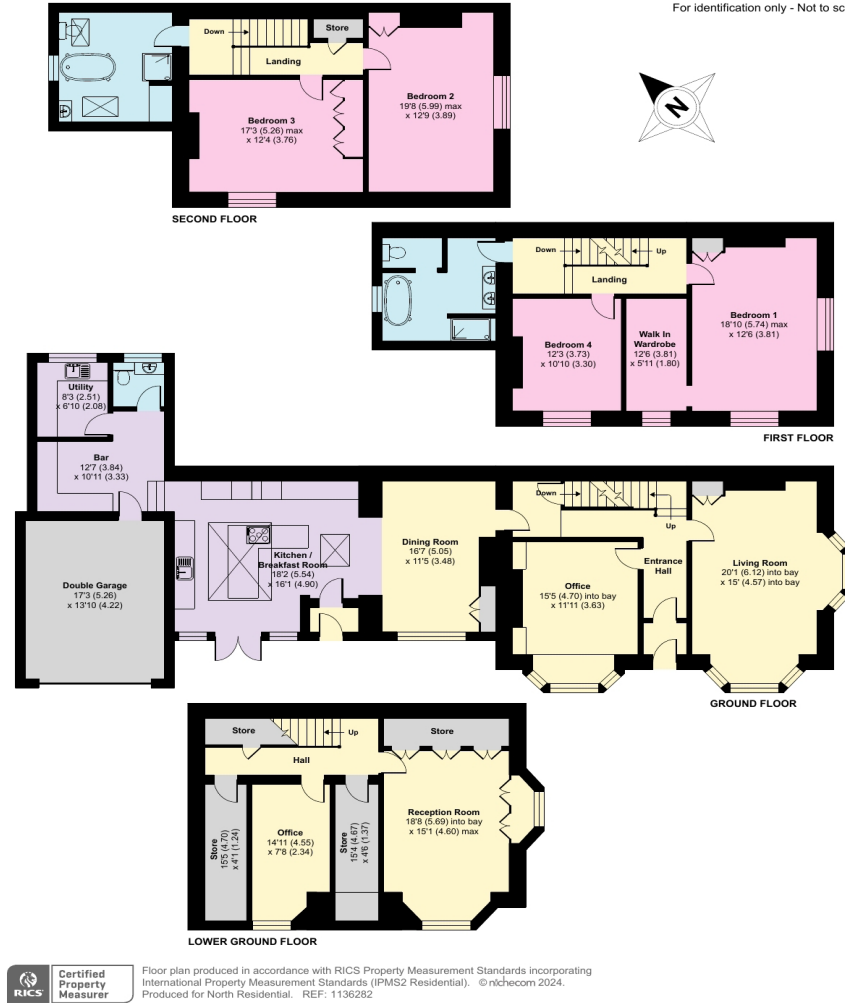
Harrogate is a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, renowned private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The railway stations at both Hornbeam and Pannal connect directly with mainline stations in Leeds and York and provide easy access to London Kings Cross and Edinburgh.



Glebe Road, Harrogate, HG2

Approximate Area = 3551 sq ft / 329.8 sq m
 Garage = 240 sq ft / 22.3 sq m
 Total = 3791 sq ft / 352.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential. REF: 1136282

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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.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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