

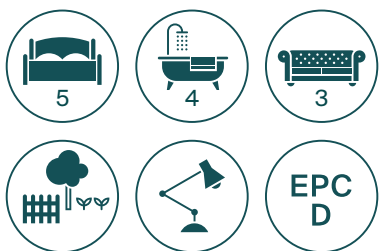
1 Rayleigh Road
Harrogate
HG2







Beautiful family home in a prime location .



This stunning 5 bedroom detached Arts & Crafts family home offers beautiful spacious accommodation, generous plot with private rear garden and located in one of Harrogate's prime locations on the south side of Harrogate within a short walk of The Stray and Hornbeam Park.

This significant family home offers excellent private parking on the drive behind the two pairs of gates, there is a small single garage and to the rear is a stunning private garden with entertaining decking area and a lower level sunken jacuzzi.



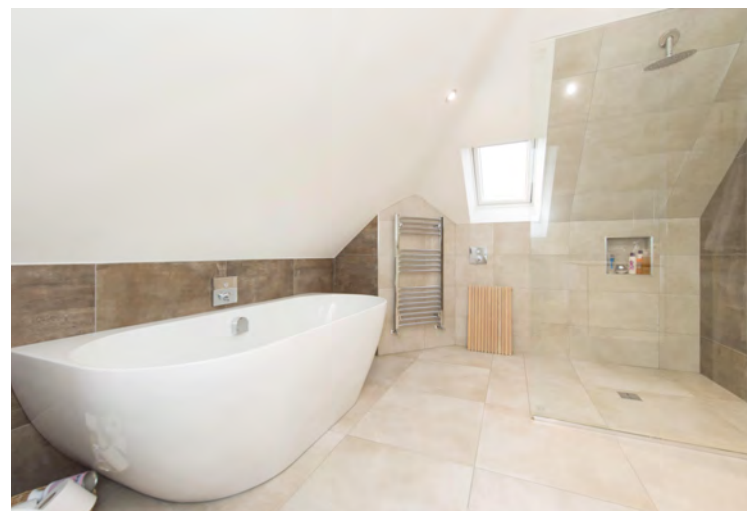


The property has a beautiful entrance leading into a spacious reception hall with guest WC and store cupboard. there is a spacious drawing room that runs the full width of the property, sitting room and a lovely bright dining kitchen with cloaks area and utility room with a side entrance form the drive.

To the first floor are 4 good sized bedrooms, the master bedroom has a dressing area and en-suite, one of the bedrooms has an en-suite, there is a further smaller bedroom currently being utilised as a home office and a house bathroom.

To the second floor is a modern guest suite of master bedroom with store areas, dressing room and modern luxurious en-suite.

Externally the property offers a substantial private garden to the rear with entertaining decking area and a sunken jacuzzi for those summer nights.







Approximate Gross Internal Area
Main House = 3,084 sq ft
Garage = 171 sq ft
TOTAL = 3,255 sq ft / 302.4 sq m
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Location

1 Rayleigh Road is situated in a prime location in Harrogate, it is in walking distance of the Stray and the town centre of Harrogate; 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, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 9 miles away and Leeds Bradford Airport is 13 miles.

Directions HG2 8QR

From the main Prince of Wales roundabout turn left onto the Leeds Road A61. Take the first left after the roundabout onto Wheatlands Road, cross over onto Langcliffe Road East and take the first right onto Rayleigh Road, where the property will be seen on the left hand side.

Services

Mains water, electricity and drainage are installed. Gas central heating.

Tenure

Freehold with vacant possession.

Viewing Arrangements

Tel: 01423 530088

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We would be delighted to tell you more.

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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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