



VERITY
FREARSON

26 ST MARK'S AVENUE, HARROGATE, HG2 8AE

£810,000

26 ST MARK'S AVENUE,

Harrogate, HG2 8AE

An attractive stone-built semi-detached property providing generous and beautifully presented accommodation with a good-sized garden, situated in this desirable location just off Leeds Road, on the south side of Harrogate and within the catchment area for Harrogate Grammar School.

This impressive and characterful family home provides generous accommodation comprising two reception rooms and a stunning L-shaped kitchen and dining area with glazed door leading to the garden. Upstairs, there are six bedrooms and two modern bathrooms. The property has the benefit of an attractive garden with lawn and well-stocked borders and outdoor entertaining space.

St Mark's Avenue is a quiet residential street, situated in this desirable south Harrogate location, just off Leeds Road, well served by local shops and popular schools and within easy walking distance of Harrogate town centre via the famous Harrogate Stray.



2 Reception Rooms · Dining Kitchen · Utility Room

6 Bedrooms · 2 Bathrooms

Gardens To Front And Rear







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with bay window and attractive fireplace with open fire.

FAMILY ROOM

A further reception room providing a sitting or dining area with window to side.

DINING KITCHEN

A stunning L-shaped kitchen and dining area with windows and glazed doors overlooking the garden. The kitchen comprises a range of stylish wall and base units with range cooker and integrated appliances.

UTILITY ROOM

FIRST FLOOR **BEDROOMS**

There are four bedrooms on the first floor, one of which is currently set up and used as a dressing room. The main bedroom is a particularly good size and has a bay window to the front.

BATHROOM

A white modern suite comprising twin washbasins set atop a vanity unit, free-standing bath and WC. Heated towel rail.

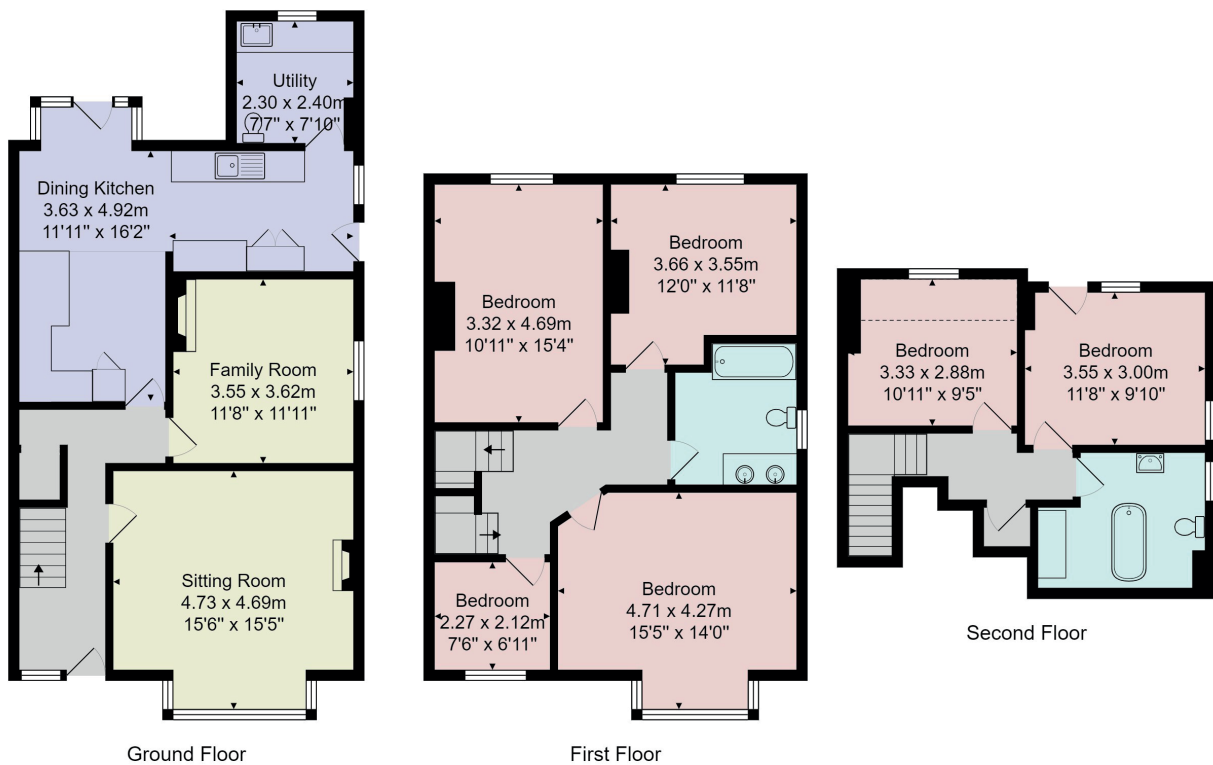
SECOND FLOOR

On the second floor there are two further bedrooms, one of which is currently used as an office.

BATHROOM

A white suite comprising WC, washbasin and free-standing bath. Heated towel rail.

FLOOR PLAN



Total Area: 179.1 m² ... 1928 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

To the rear of the property there is a good-sized, attractive garden with lawn, well-stocked planted borders and sitting area. Barbecue area and fitted pizza oven. To the side of the property there is a useful area with garden shed and log store. At the front of the property there is a further garden with lawn and attractive well-stocked planted borders.

Services

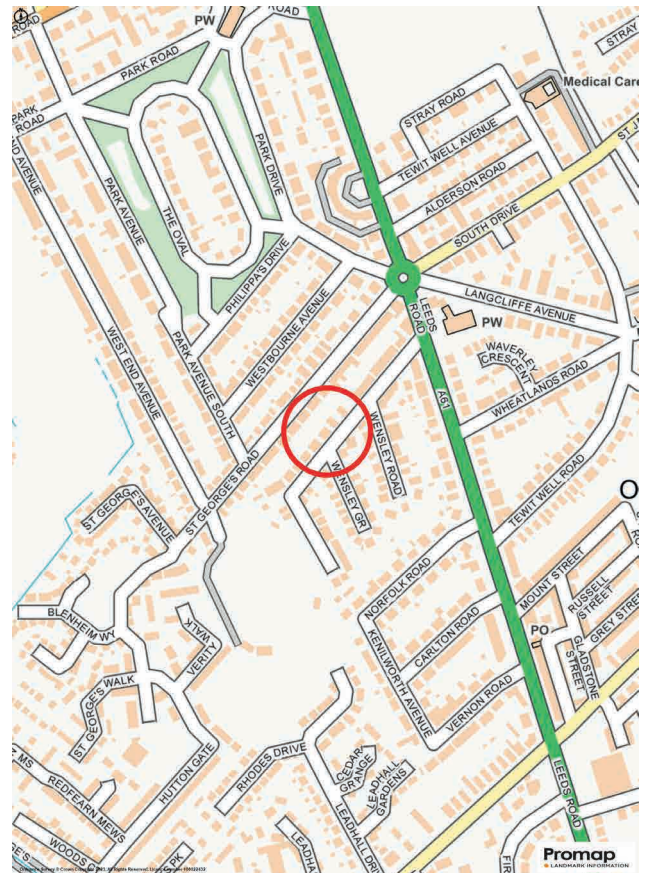
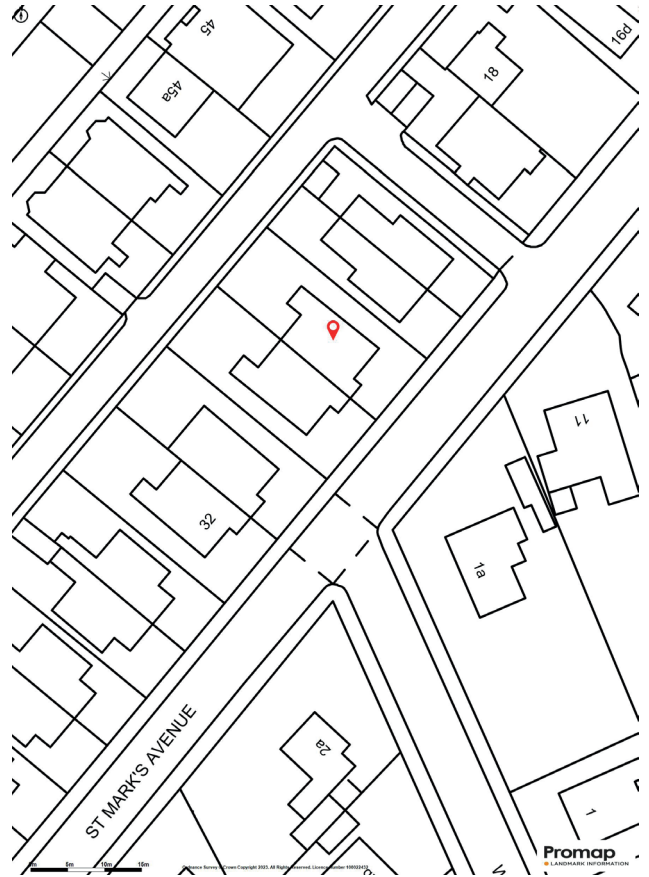
All mains services connected.

Tenure

Freehold

Council Tax Band - F

EPC: D



Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
A (92+)	79	
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		57
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





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verityfearson.co.uk