



VERITY
FREARSON

21 ROBERT STREET, HARROGATE, HG1 1HP

£500,000

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Harrogate, HG1 1HP

A fantastic opportunity to purchase a very well-presented period townhouse which has spacious accommodation including an adjoining self contained one-bedroomed annexe, situated in this quiet residential position in the heart of Harrogate town centre.

This individual property provides generous and very flexible accommodation. Within the main house there is a stylish modern kitchen, together with a sitting room on the ground floor. Upstairs, there are three double bedrooms, modern bathroom and additional WC, and a large sitting room which could be used as an additional bedroom if preferred. To the rear of the property, there is an adjoining annex which has a separate entrance, but could be easily reconfigured to link with the main house to create additional living and bedroom space. There is also a large cellar and an attractive paved courtyard garden to the rear.

The property is situated in this prime position in the heart of Harrogate town centre on a quiet street, yet just a few minutes' walk from the many varied amenities of the town centre which includes shops, bars, restaurants and railway station.



Sitting Room · Dining Kitchen · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Cellar · Self-Contained One-Bedroom Annexe · Paved Courtyard Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window with fitted shutters and attractive feature fireplace with living-flame gas fire.

DINING KITCHEN

With spacious dining area. The kitchen comprises a range of stylish, modern wall and base units with quartz worktops and integrated appliances, including an induction hob, double slide-and-hide ovens, full-height fridge, freezer, integrated microwave and dishwasher.

FIRST FLOOR SITTING ROOM / BEDROOM

There is a large sitting room on the first floor with windows to front with fitted shutters and feature stone fireplace with gas fire. Potential to use as an additional bedroom if required.

BEDROOM

Double bedroom with fitted wardrobes.

SEPARATE WC

With WC and washbasin. Heated towel rail.

SECOND FLOOR BEDROOMS

There are two good-sized double bedrooms on the second floor, each with fitted wardrobes.

BATHROOM

A modern white suite comprising a WC, washbasin set within a vanity unit, bath and shower. Heated towel rail. Dual-fuel radiators.

UTILITY CUPBOARD

A useful cupboard, accessed from the garden with space and plumbing for washing machine and tumble dryer

ANNEXE

The property has a self-contained annex to the rear of the main house, the annex is currently used as self-contained accommodation, but there is potential for the accommodation to be easily re-configured so that it is linked with the main house, if required. Comprising -

GROUND FLOOR SITTING ROOM

With feature fireplace.

KITCHEN

With fitted units and space for appliances.

FIRST FLOOR BEDROOM

A large double bedroom with fitted wardrobes.

SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit and shower.

FLOOR PLAN



Total Area: 226.7 m² ... 2441 ft²
All measurements are approximate and for display purposes only

Outside

To the rear of the property, there is an attractive paved courtyard garden providing an excellent outdoor entertaining space.

Cellar

There is a large cellar that provides very useful storage space. A small cellar is accessed from inside the main house and a larger cellar has a separate entrance from the garden.

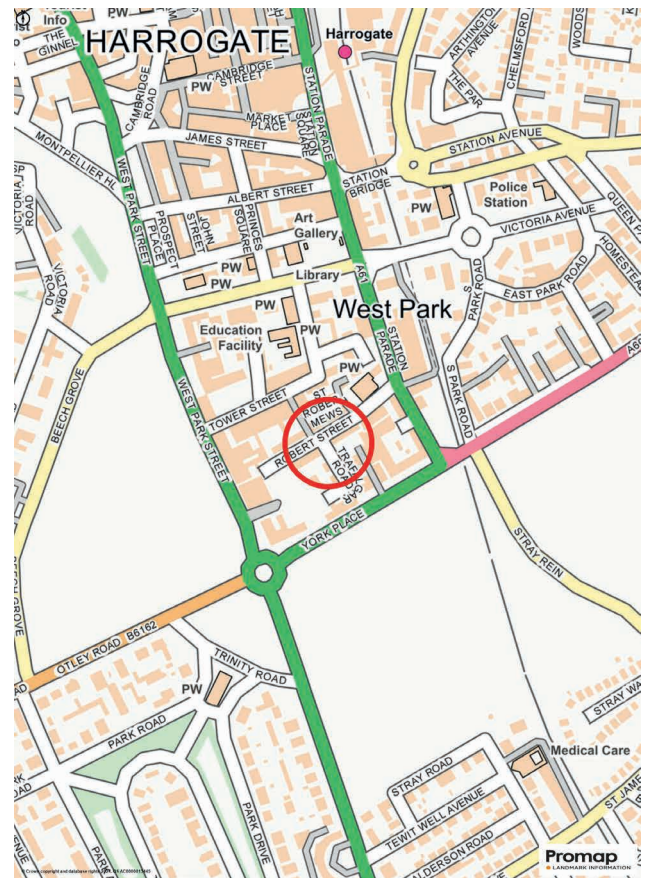
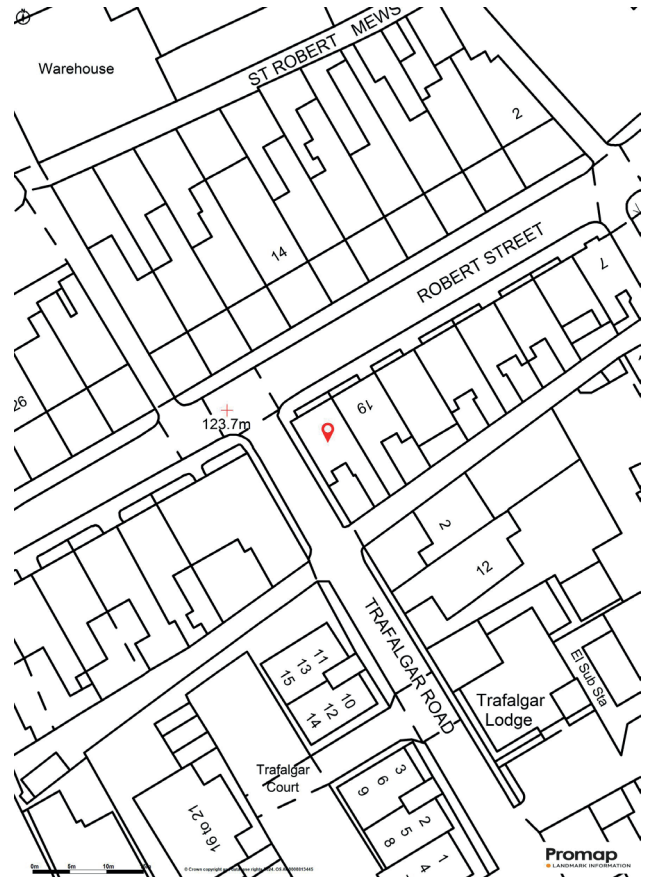
Services

All mains services connected.

Tenure

The property is freehold. Please note that part of the first-floor annexe accommodation is situated above the neighbouring property and he has dealt with a flying-freehold arrangement.

Council Tax Band - E



Harrogate

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