



VERITY
FREARSON

5 VERNON ROAD, HARROGATE, HG2 8DE

OFFERS OVER £875,000

5 VERNON ROAD,

Harrogate, HG2 8DE

5 Vernon Road is a spacious and characterful home set across three floors, merging the best of traditional, original features with contemporary design and conveniences in this highly sought-after location.

The property enjoys a very fashionable position just off Leeds Road, forming part of this attractive tree-lined road to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts, whilst being within walking distance of excellent local schools, an M&S Food Hall and Hornbeam Park railway station. An internal viewing is essential to appreciate the overall scale and quality of this superb family home.



2 Reception Rooms · Open-Plan Dining Kitchen · Utility Room · Cloakroom · Storeroom

5 Bedrooms · En-Suite Shower Room · Bathroom · Separate WC

Off-Road Parking · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR

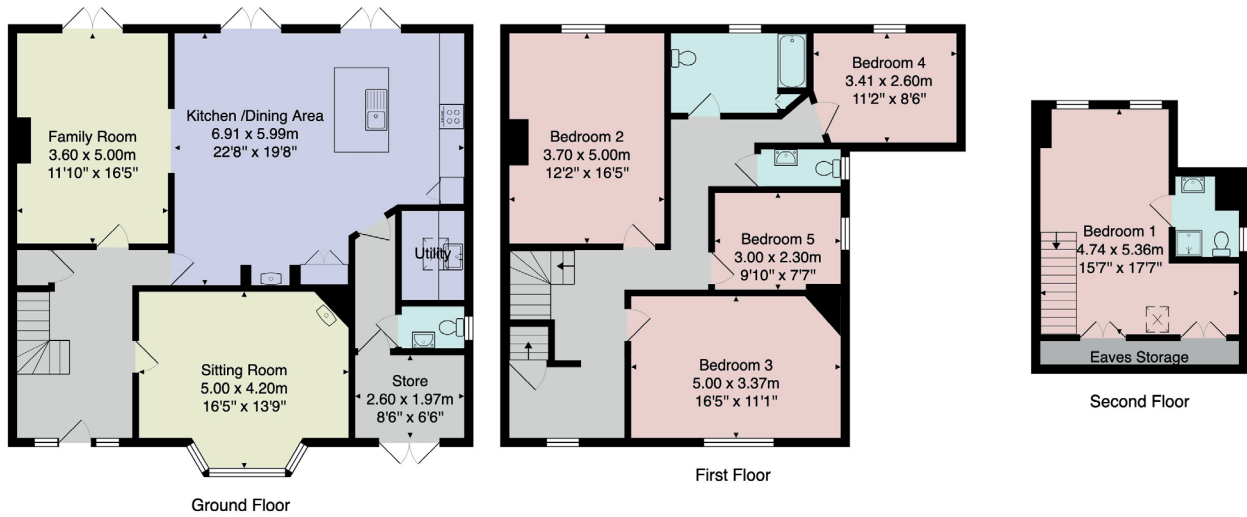
The reception hall has an attractive wide wooden door with half stained-glass panels and a corresponding wooden floor, with stairs turning to the level above, and a useful cupboard. The sitting room adjacent is the ideal space to receive guests, with its large bay window flooding the room with natural light, decorative corning, and feature fireplace. The further reception room offers an additional space in which to relax, with its own charming feature fireplace with ornate surround, inset cupboards and shelving, and double doors onto the sun-facing rear terrace and garden. The open-plan kitchen and dining area alongside is also filled with natural light by two further sets of French doors onto the terrace.

This sociable space affords plenty of room to dine, lounge and prepare meals, with the kitchen featuring a central Silestone-topped island with inset butler sink with Perrin and Row taps, double pendant light fixtures above, and a large range cooker with bespoke extractor. There is also a built-in pantry cupboard alongside an inset bricked fireplace and log-burning stove. Following on is a utility with sink, as well as a cloakroom and further handy storeroom.

FIRST FLOOR

The first floor houses four of the property's five bedrooms, two of which are very generously sized with feature fireplaces and exposed original floorboards, as well as a family bathroom and additional cloakroom. On the second floor is the principal suite, with a modern mosaic-tiled en-suite shower room and skylight.

FLOOR PLAN



Total Area: 205.9 m² ... 2216 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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The property sits on a quiet residential road, set back with a low stone wall enclosing the front garden, planted with a variety of small shrubs and flowers, and large brick-laid driveway. The sunny southeast-facing rear garden features a paved raised terrace atop a layer of stone spanning the width of the property, providing an excellent space to dine and lounge. A sizeable section of private and enclosed level lawn follows, with tall established trees offering height and dappled shade. Paved stepping stones lead up the lawn to a garden shed.

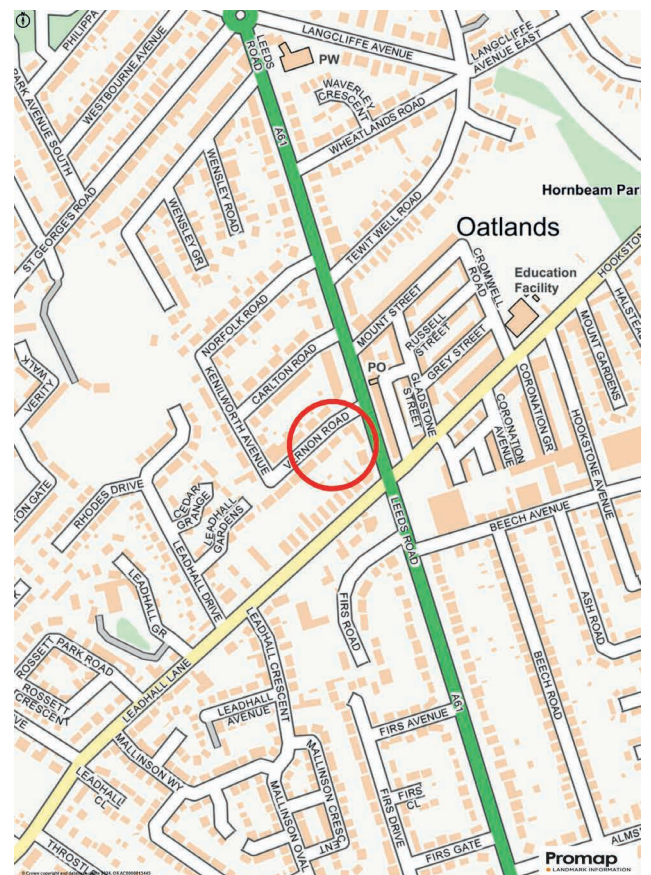
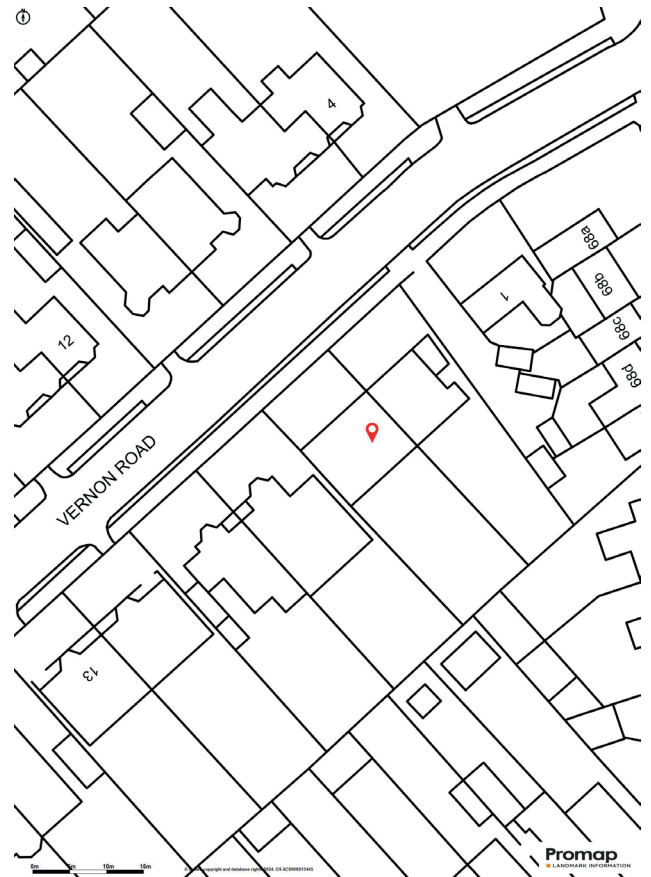
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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