



VERITY
FREARSON

4 HOLLINS ROAD, HARROGATE, HG1 2JF

GUIDE PRICE £550,000

4 HOLLINS ROAD,

Harrogate, HG1 2JF

A spacious and beautifully presented four-bedroom semi-detached home with large garden located in this desirable location close to the town centre.

This impressive property has been extended to provide spacious, well-presented accommodation with four bedrooms, two bathrooms and two reception rooms, plus good-sized garden, off-street parking and outside storage.

The property is located in this desirable location, on a quiet residential street, yet within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer, including bars, restaurants, shops, and transport links.



2 Reception Rooms · Dining Kitchen · Cloakroom / Utility Room

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Good-Sized Lawned Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With oak flooring and central heating radiator. Spotlighting to ceiling and under-stairs cupboard.

CLOAKROOM / UTILITY

White suite comprising low-flush WC and washbasin. Spotlighting to ceiling. Tiled floor and central heating radiator. Space and plumbing for washing machine.

SITTING ROOM

Bay window to front, central heating radiator and spotlighting to ceiling. Built-in media wall.

DINING ROOM / SNUG

A large open-plan living space with stairs leading from the dining area to the snug, which provides a further sitting area with under-floor heating and glazed doors leading to the garden.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of stylish modern fitted units with induction hob, integrated double oven, integrated full-height fridge and freezer, and dishwasher.

FIRST FLOOR LANDING

BEDROOM 1

A double bedroom with bay window to front and central heating radiator. Fitted furniture including wardrobes.

EN-SUITE SHOWER ROOM

Modern suite in white comprising low-flush WC, washbasin set within vanity unit, and walk-in shower. Heated towel rail, storage cupboard and tiling to walls and floor.

BEDROOM 2

A double bedroom with window to rear and central heating radiator.

BEDROOM 3

A double bedroom with window to front, central heating radiator and fitted wardrobes.

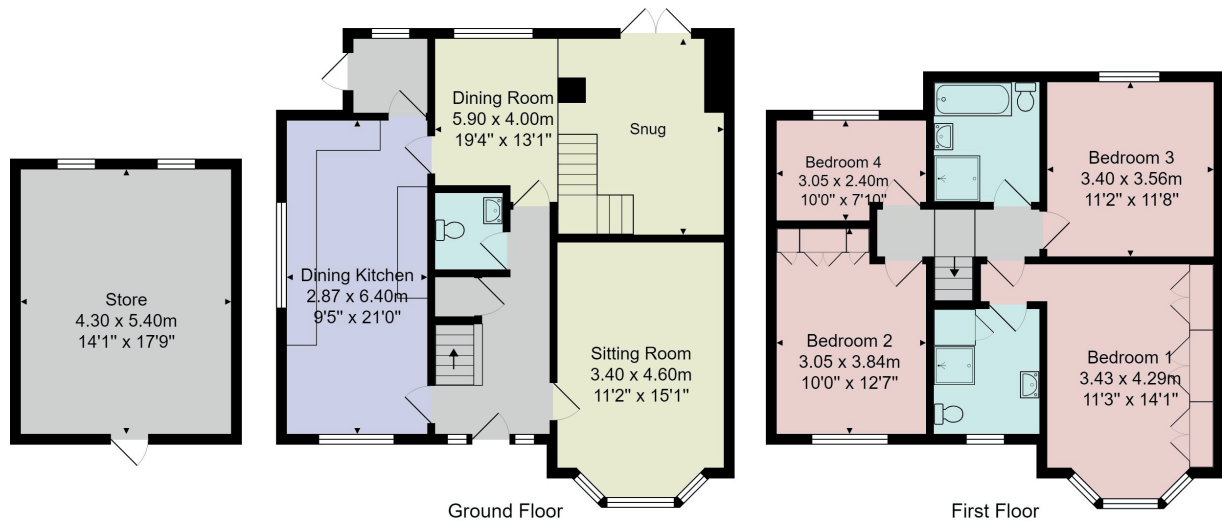
BEDROOM 4

Window to rear and central heating radiator.

BATHROOM

Modern white suite comprising bath, low-flush WC, washbasin set within vanity unit, and walk-in shower. Tiling to walls and floor with underfloor heating. Windows to rear. Heated towel rail.

FLOOR PLAN



Total Area: 138.4 m² ... 1490 ft² (excluding store)

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

Block-paved forecourt garden to front providing parking. Large rear garden with lawn, planted borders and paved sitting areas and additional space. The garage has been converted to provide a store with light, power and alarm.

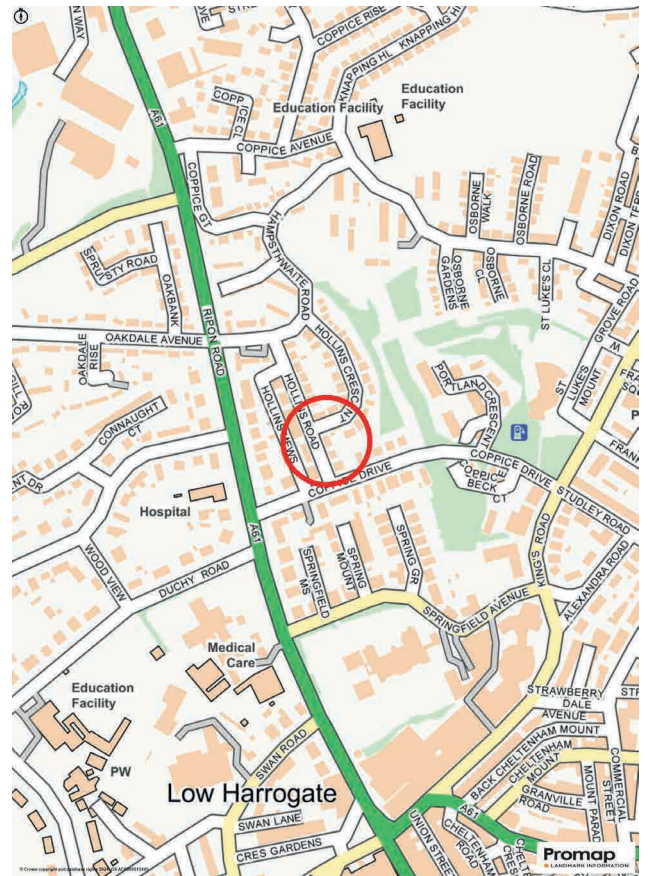
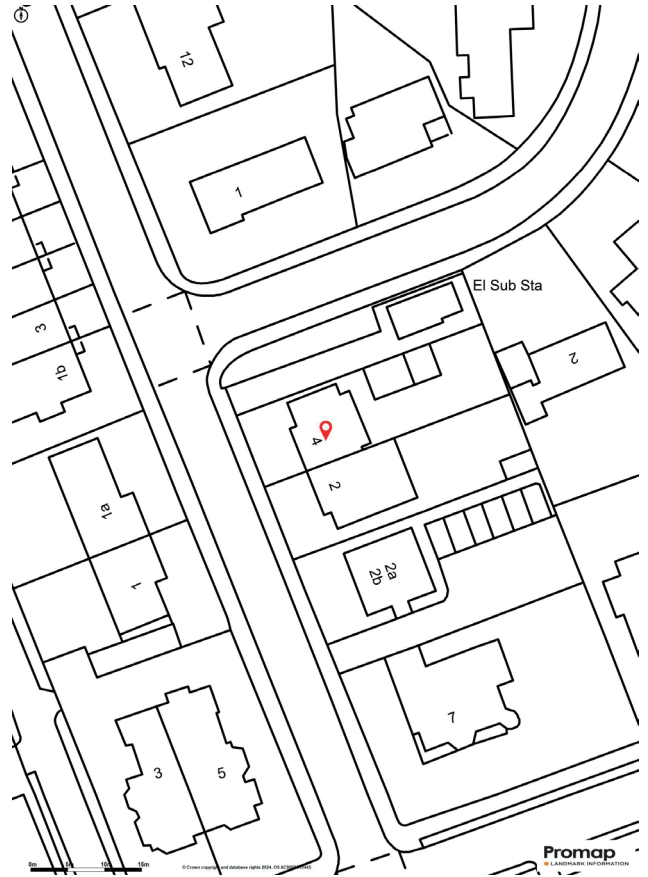
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - C



Harrogate

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