



VERITY
FREARSON

33 WHEATLANDS ROAD EAST, HARROGATE, HG2 8QS

GUIDE PRICE £1,000,000

33 WHEATLANDS ROAD EAST,

Harrogate, HG2 8QS

A fantastic opportunity to purchase this substantial property occupying a generous and attractive plot and situated in this desirable South Harrogate position well served by excellent amenities and popular schools.

This most impressive property offers substantial accommodation with the opportunity to update and modernise the property to suit the buyers own requirements. On the ground floor a wood panelled reception hall leads to a substantial L-shaped reception room together with a second reception room and garden room. There is also a kitchen and downstairs WC.

Upstairs there are five double bedrooms and two bathrooms. A particular feature of the property is a good sized and attractive plot with driveway, carport and garage and stunning rear garden with south facing aspect. Offered for sale with no onward chain.



Sitting Room · Dining Room · Kitchen · Conservatory · WC

5 Bedrooms · 2 Bathrooms

Off-Road Parking · Carport · Garage · Garden







ACCOMMODATION

Ground Floor

Reception Hall

An impressive reception hall with wood panelled walls and sweeping staircase that leads to the first floor galleried landing.

Sitting room

A large L-shaped reception room with windows to the front and rear, providing a sitting and potential dining area. Attractive marble fireplace with open fire.

Family Room

A further reception room with bay window to the side. Glazed doors lead to the garden room.

Garden Room

Providing a further sitting area with windows and glazed doors overlooking the garden.

Kitchen

With a range of fitted units and space for appliances.

Lower Ground Floor

Basement Room

Providing a useful storage space.

First Floor

Bedrooms

There are three good sized double bedrooms on the first floor with windows overlooking the rear garden.

Bathroom

With basin and bath. Tiled walls. Separate WC.

Second Floor

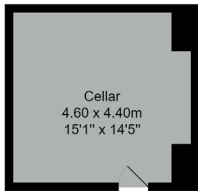
Bedrooms

There are two further good size bedrooms on the second floor.

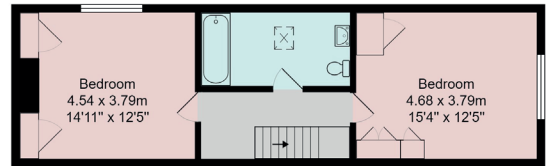
Bathroom

With WC, basin and bath.

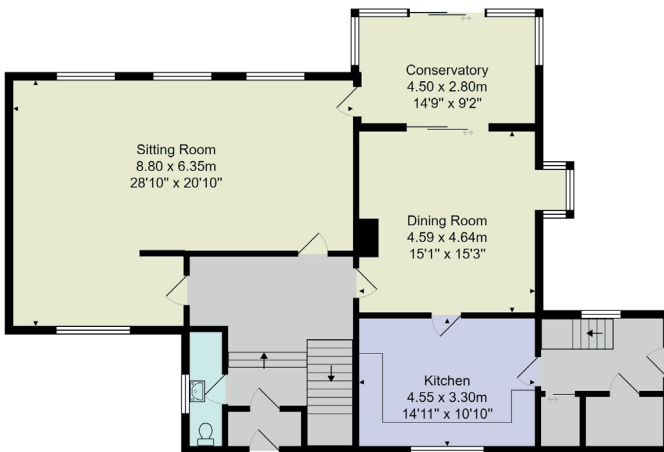
FLOOR PLAN



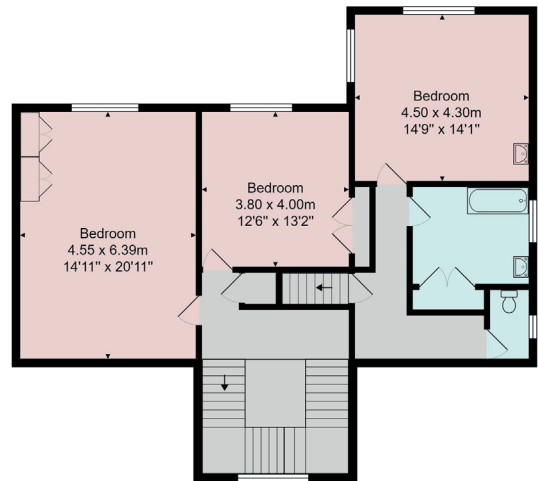
Lower Ground Floor



Second Floor



Ground Floor



First Floor

Total Area: 310.6 m² ... 3343 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A driveway provides parking and leads to a carport and detached garage. There is a front garden lawn and planted borders and to the rear of the property there is a very good sized and attractive south facing garden with a lawn, well stocked, mature planted borders and patio.

Position

Wheatlands Road East is a desirable South Harrogate address, will serve my excellent local amenities, is just a short distance from Harrogate town centre and is well served by excellent local schools.

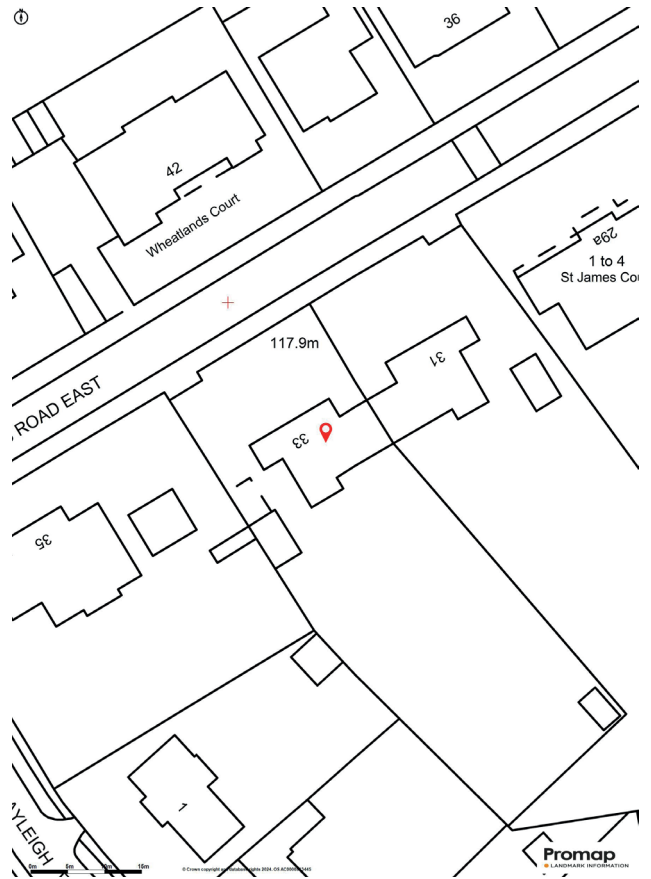
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
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@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk