



VERITY
FREARSON

2 RAYLEIGH ROAD, HARROGATE, HG2 8QR

GUIDE PRICE £900,000

2 RAYLEIGH ROAD,

Harrogate, HG2 8QR

A five bedroomed detached family home occupying a generous plot, situated in this desirable South Harrogate location, close to popular local schools and local amenities.

This super property provides generous accommodation yet still has huge potential and offers buyers an opportunity to potentially extend the property further to suit their individual requirements. On the ground floor, there are currently two reception rooms together with a kitchen, downstairs shower room, utility and office. On the upper floors, there are five bedrooms, a bathroom and a separate WC. A particular feature of the property is the large and attractive plot having a driveway, garage and large rear garden with lawn and patio.

The property is situated in a prime South Harrogate location, close to popular local schools, nearby amenities, is within easy, walking distance of Hornbeam Park railway station and just a short distance from Harrogate town centre.

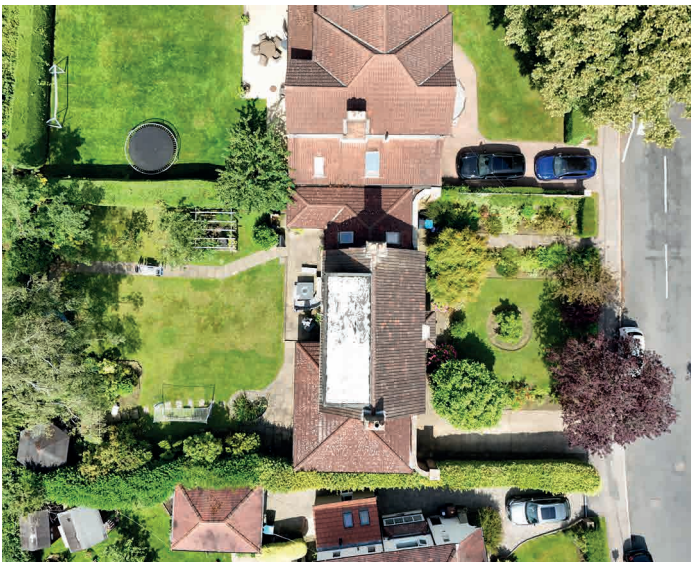


Sitting Room · Dining Room · Office · Kitchen · Utility · WC

5 Bedrooms · Bathroom

Off-Road Parking · Garage · Garden







ACCOMMODATION

Ground Floor

Sitting Room

A large reception room with windows and glazed door overlooking the garden. Feature fireplace with open fire.

Dining Room

Further good sized reception room.

Kitchen

With a range of fitted units and space for appliances. Under stairs cupboard.

Shower room

With WC, basin and shower.

Utility

With a fitted basin and space and plumbing for washing machine and appliances.

Office

Providing a useful workspace with windows overlooking the garden.

First Floor

Bedroom 1

A large double bedroom with fitted wardrobes and windows to the front and rear.

Bedroom 2

A double bedroom with basin.

Bedroom 3

A further bedroom with window to front and fitted wardrobe.

Bathroom

With basin and bath and shower above. Fitted cupboard. Separate WC.

Second Floor

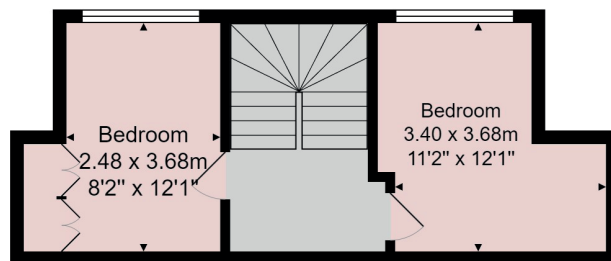
Bedroom 4

A double bedroom with access to eaves storage space.

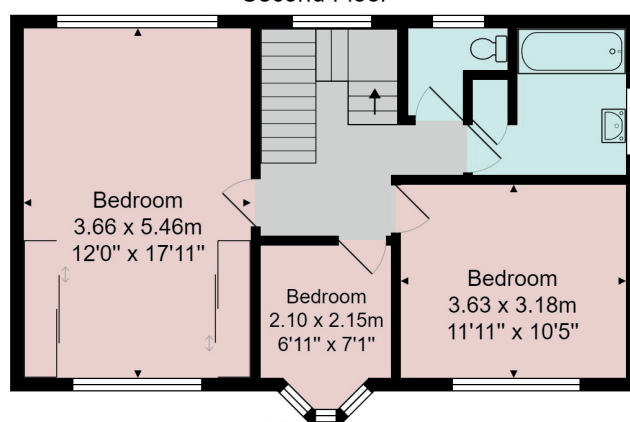
Bedroom 5

A double bedroom with fitted wardrobes.

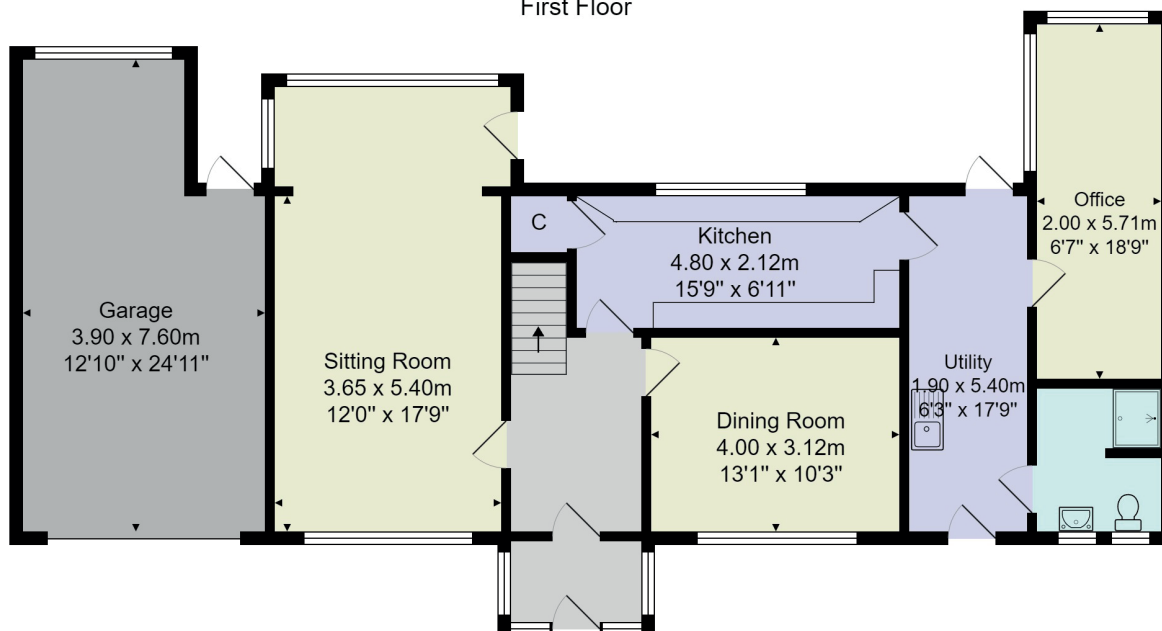
FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 206.0 m² ... 2218 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

A driveway provides parking and leads to the garage. There is a large and attractive rear garden with lawn, patio, decked sitting area, pond and well-stocked planted borders. Timber garden shed.

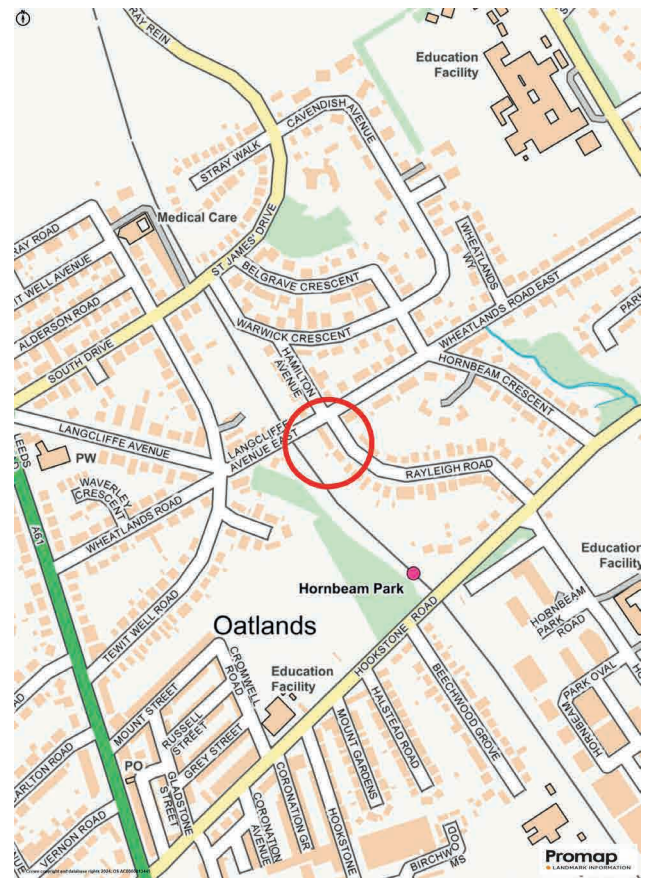
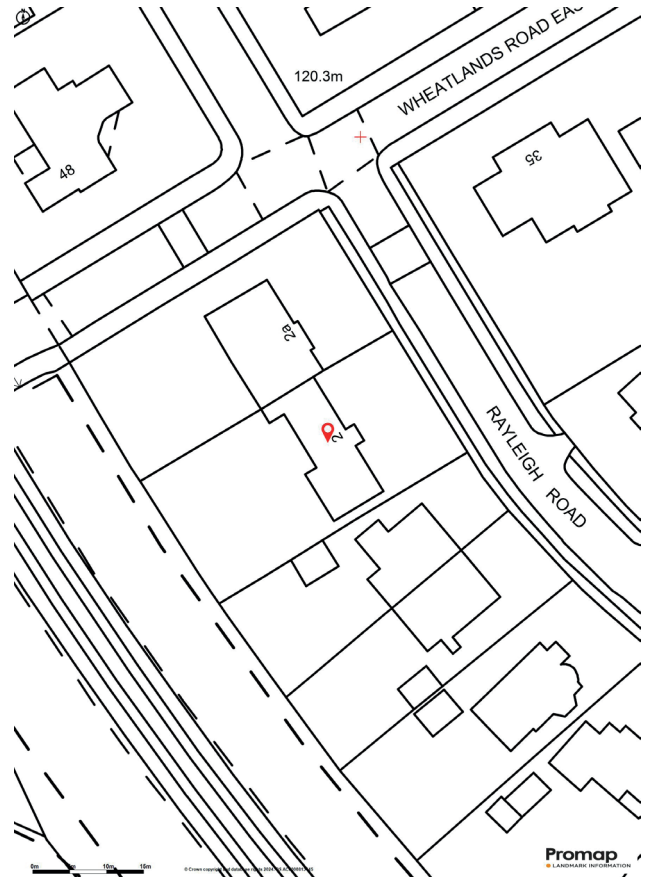
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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