



VERITY
FREARSON

2 ST HILDA'S ROAD, HARROGATE, HG2 8JY

GUIDE PRICE £685,000

2 ST HILDA'S ROAD,

Harrogate, HG2 8JY

A fantastic opportunity to purchase a substantial four-bedroom semi-detached home occupying a particularly generous plot and situated in this sought-after location close to excellent local schools, the Stray and Harrogate town centre.

This well-presented property provides very spacious accommodation over three floors. On the ground floor there is a spacious reception hall leading to a large reception room, kitchen with dining area and a study / snug. There is also a useful utility room and cloakroom. Upstairs, there are four bedrooms, including the large main bedroom with en-suite shower room, and a modern bathroom. The property occupies a generous plot with superbly maintained and generous landscaped gardens to three sides, along with a pleasant patio area and summerhouse. There is also extensive off-street parking and double garage.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Detached Double Garage · Generous Gardens To Front And Rear







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

A porch leads to a spacious reception hall with wood flooring and under-stairs cupboard.

SITTING / DINING ROOM

A large reception room with sitting and dining areas. Feature fireplace with wood-burning stove. Bay window to the front.

STUDY / SNUG

A further reception room or useful workspace. Feature ornamental fireplace.

KITCHEN

With a range of fitted wall and base units with granite worktops. Gas-fired AGA and integrated dishwasher.

UTILITY ROOM

With fitted units, worktop and space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window and fitted wardrobes.

EN-SUITE SHOWER ROOM

With a white suite comprising WC, washbasin set within a vanity unit, and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom with fitted cupboard.

BEDROOM 3

A further bedroom.

BATHROOM

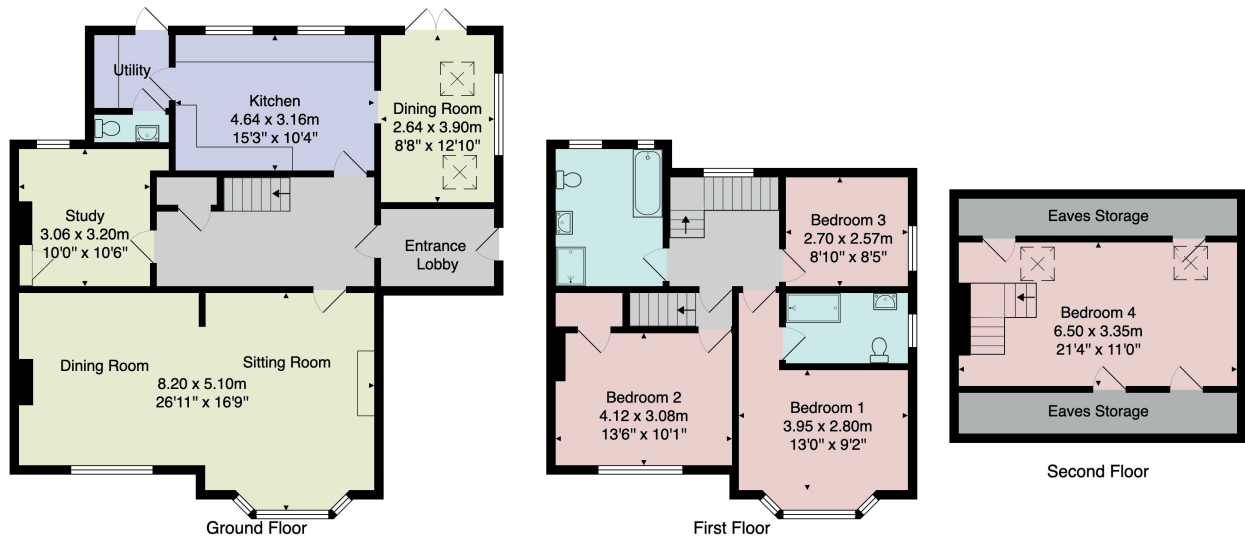
A spacious and modern bathroom. White suite comprising WC, washbasin set within a vanity unit, shower and bath. Heated towel rail. Tiled floor.

SECOND FLOOR

BEDROOM 4

A further good-sized bedroom.

FLOOR PLAN



Total Area: 178.0 m² ... 1916 ft² (excluding eaves storage)

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

Double gates lead to a driveway where there is ample parking and access to a detached double garage with electrically operated doors. The property occupies a particularly generous plot with large gardens to the front and further good-sized rear gardens with lawn, patio and summerhouse.

Location

This super family home is situated in this most convenient location on the edge of the "Saints", well served by excellent local schooling and just a short distance from Harrogate town centre via The Stray. An early inspection is recommended to appreciate this outstanding property.

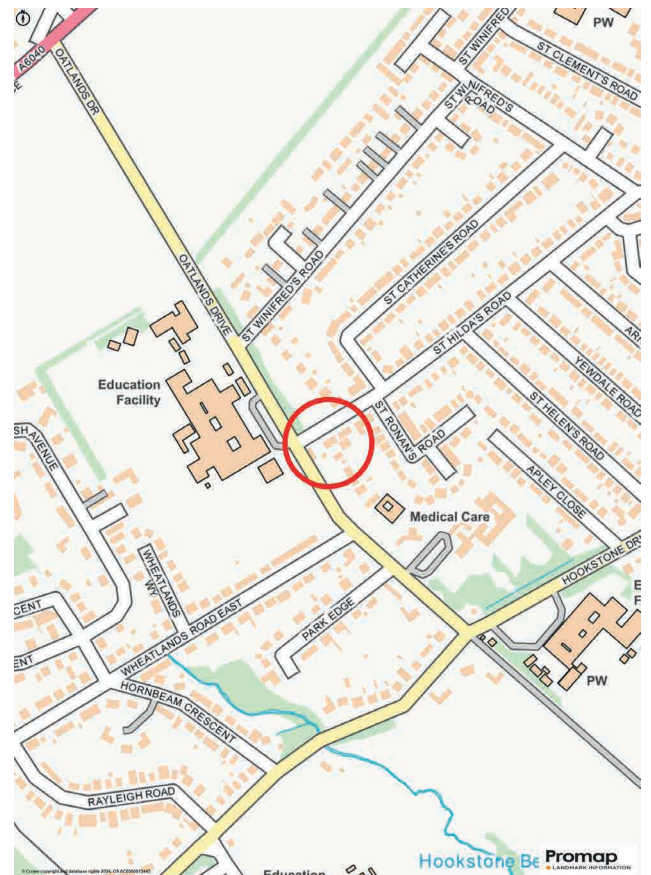
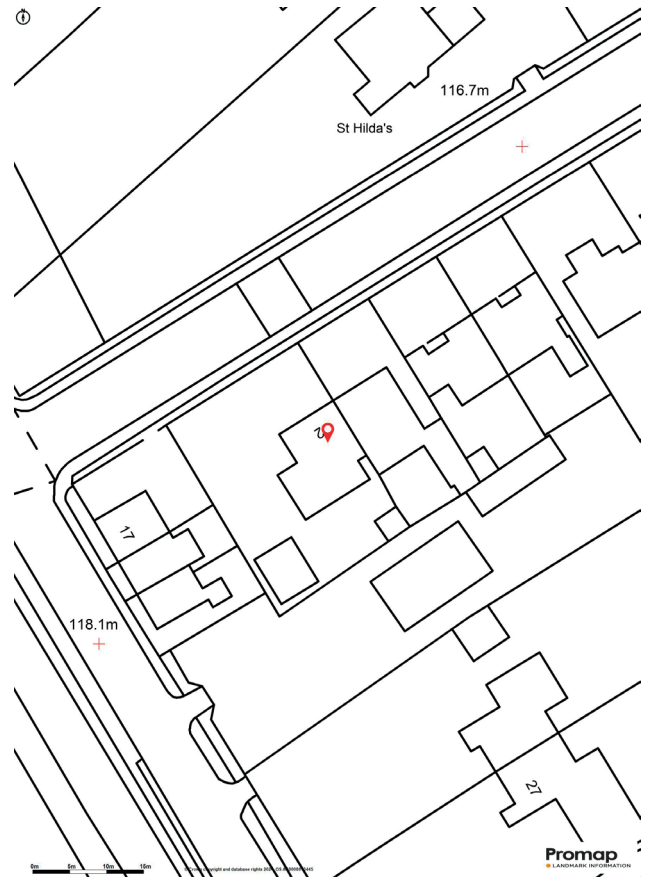
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



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