



VERITY
FREARSON

GRANBY GRANGE, GRANBY ROAD, HARROGATE, HG1 4ST

GUIDE PRICE £795,000

GRANBY GRANGE, GRANBY ROAD,

Harrogate, HG1 4ST

A most attractive and substantial four-bedroom detached home occupying a generous plot with attractive gardens, triple garage block and stables, situated in this individual position on the edge of the Harrogate Stray and close to the town centre.

This superb property provides an excellent opportunity for buyers to update and modernise the accommodation to suit their own requirements. The current accommodation provides generous, living space with two reception rooms, together with a conservatory, dining kitchen, study, cloakroom and utility room. Upstairs, there are four bedrooms, a bathroom and en-suite. A particular feature is the large plot having an attractive front garden with lawn and sitting areas, further garden to the rear and orchard, triple garage and stable block.

The property is situated in this unique position on the edge of the famous Harrogate Stray and is within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.



2 Reception Rooms · Conservatory · Study · Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Triple Garage Block · Stable Block · Generous Lawned Gardens







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

With bay window and fireplace with electric fire.

DINING ROOM

A further reception room with feature fireplace with doors leading to conservatory.

CONSERVATORY

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

KITCHEN

With a range of fitted units with integrated fridge and dishwasher. Space for dining area.

CLOAKROOM

With WC, washbasin and fitted cupboard.

UTILITY ROOM

With fitted units and space and plumbing for washing machine.

STUDY

Providing a useful workspace with large built-in cupboard.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms, all with fitted wardrobes. The main bedroom has an en-suite bathroom.

EN-SUITE BATHROOM

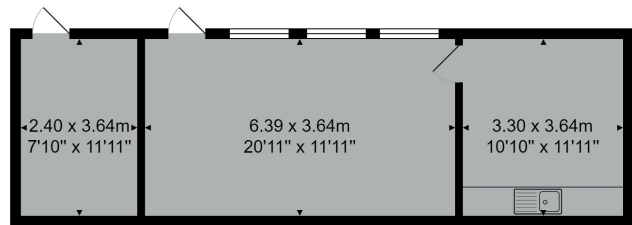
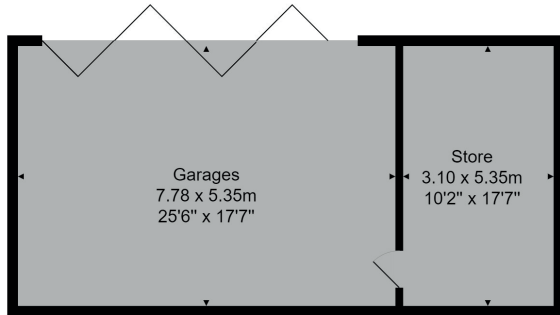
With WC, washbasin and bath.

BATHROOM

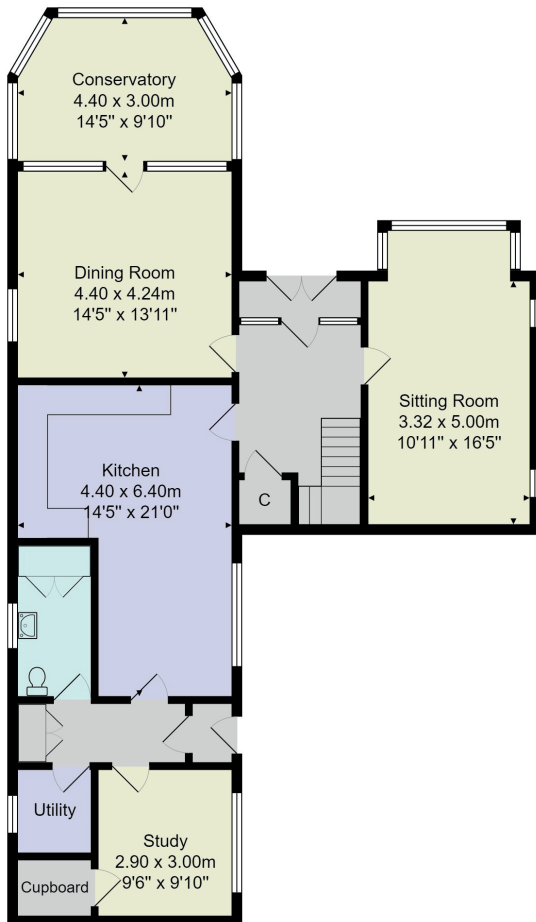
With washbasin set within a vanity unit, and bath with shower above. Airing cupboard.

SEPARATE WC

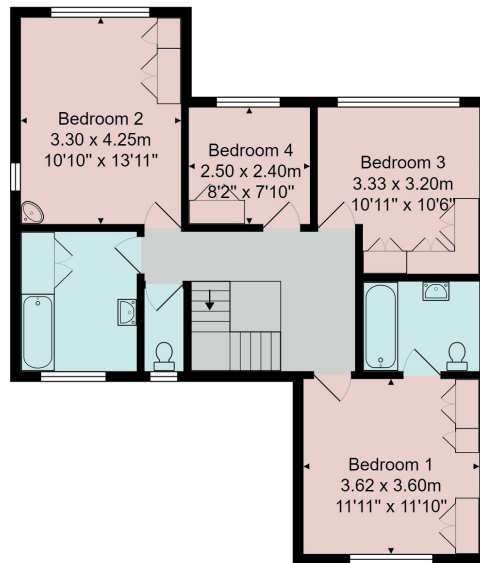
FLOOR PLAN



Stable Block



Ground Floor



First Floor

Total Area: 184.7 m² ... 1988 ft² (excluding garages, store, stable block)

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

The property occupies a particularly generous plot, having a large and attractive front garden with lawn and well-stocked planted borders. A driveway provides ample parking and leads to a triple garage block with electric door, light and power. Further garden area to the rear including lawned area and orchard. Additional stable block, providing useful storage space with light power and water. Large timber garden shed.

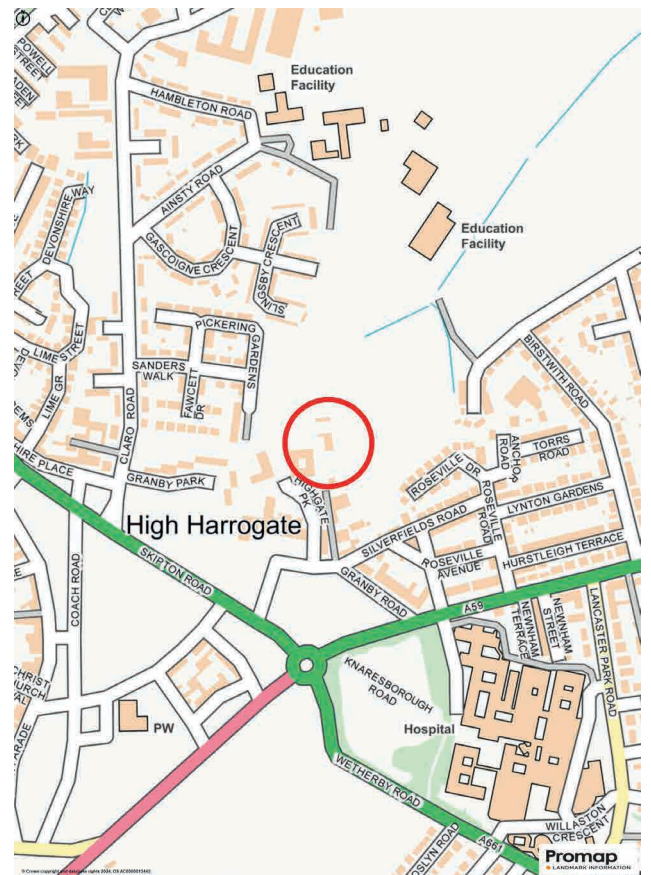
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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