



VERITY  
FREARSON

TRANBY HOUSE, REAR OF 2 COPPICE DRIVE, HARROGATE, HG1 2JE

GUIDE PRICE £590,000

# TRANBY HOUSE, REAR OF 2 COPPICE DRIVE,

*Harrogate, HG1 2JE*

**A spacious and beautifully presented three-bedroom property with substantial garage building and garden, situated in this superb position within walking distance of the town centre.**

This attractive property provides generous and flexible accommodation. On the ground floor there is a large sitting room with attractive fireplace, together with a separate dining room and quality fitted kitchen. Upstairs, there are three double bedrooms, a large bathroom and en-suite shower room. The property has a substantial garage building located at the rear which provides excellent storage space and has huge potential for use as ancillary accommodation if required, subject to obtaining the necessary consents. There is ample parking and an attractive garden with planted borders and providing delightful outside sitting areas and entertaining space.

The property situated in this quiet position yet is a convenient short walk from the centre of Harrogate, where there is a fantastic range of amenities on offer including bars, restaurants, shops and excellent public transport links.



2 Reception Rooms · Kitchen · Cellar

3 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Substantial Garage · Attractive Garden







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with feature fireplace and living-flame gas fire.

#### **DINING ROOM**

A further reception room with dual aspect.

#### **KITCHEN**

A quality fitted kitchen with a stylish range of wall and base units with quartz worktops, integrated dishwasher, range cooker and integrated fridges. Space for dining table. Pantry.

### **FIRST FLOOR** **BEDROOM 1**

A large bedroom.

#### **BATHROOM**

A large bathroom with WC, washbasin, bath and shower. Jack-and-Jill access from bedroom 1 and the landing.

#### **BEDROOM 2**

A double bedroom with en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower.

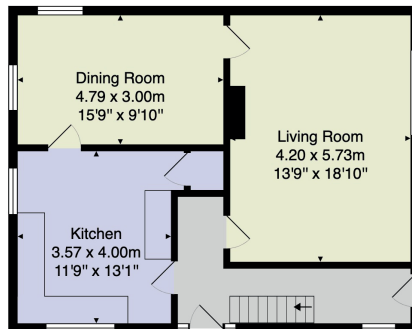
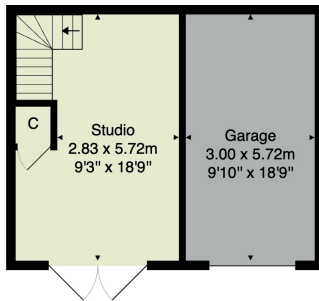
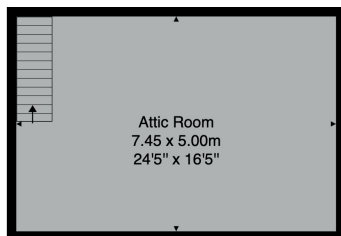
#### **BEDROOM 3**

A further good-sized bedroom.

### **LOFT**

There is a boarded loft with access via a pull-down ladder, providing useful storage space.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 190.8 m<sup>2</sup> ... 2054 ft<sup>2</sup> (excluding garage)

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

There is ample parking situated between the house and the garage. There is also an attractive garden with well-stocked planted borders and sitting areas.

### Garage

The property has a substantial garage building situated to the rear. The ground floor has been adapted to create a single garage, together with separate studio space which has lighting and power. There is also a large attic room above the garages which provides further storage space. The garage building has huge potential to be adapted to be used as additional living space, office/gym etc, subject to obtaining the necessary consents.

### Cellar

There is a shared cellar providing useful storage space. This space is shared with the owners of the adjoining two flats at 2 Coppice Drive.

### Agents Note

The property is leasehold. The freehold is shared with the adjoining 2 flats (own 1/3 each). A service charge of £125 pcm is payable. This covers communal maintenance to the roof/garage/external boundaries etc.

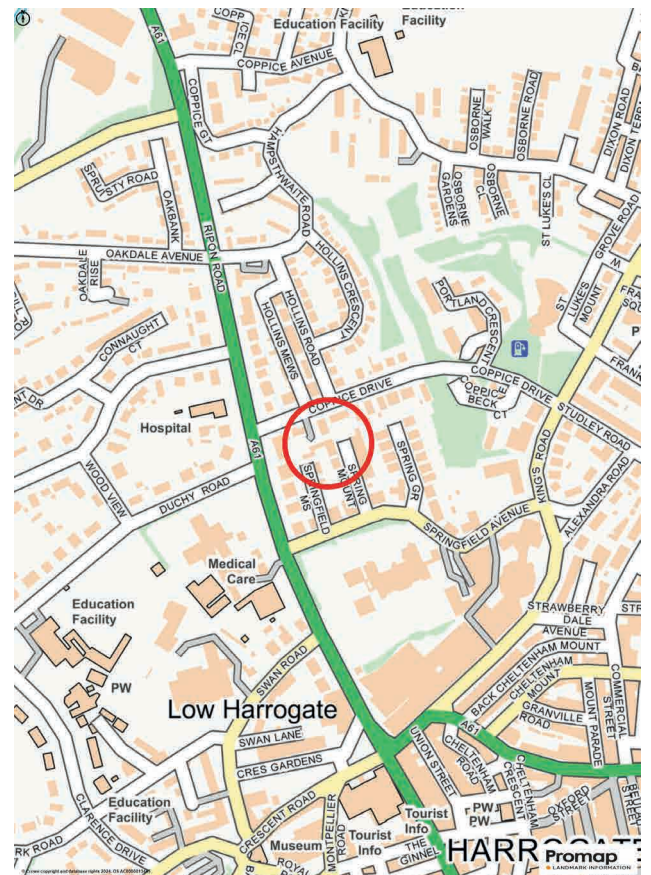
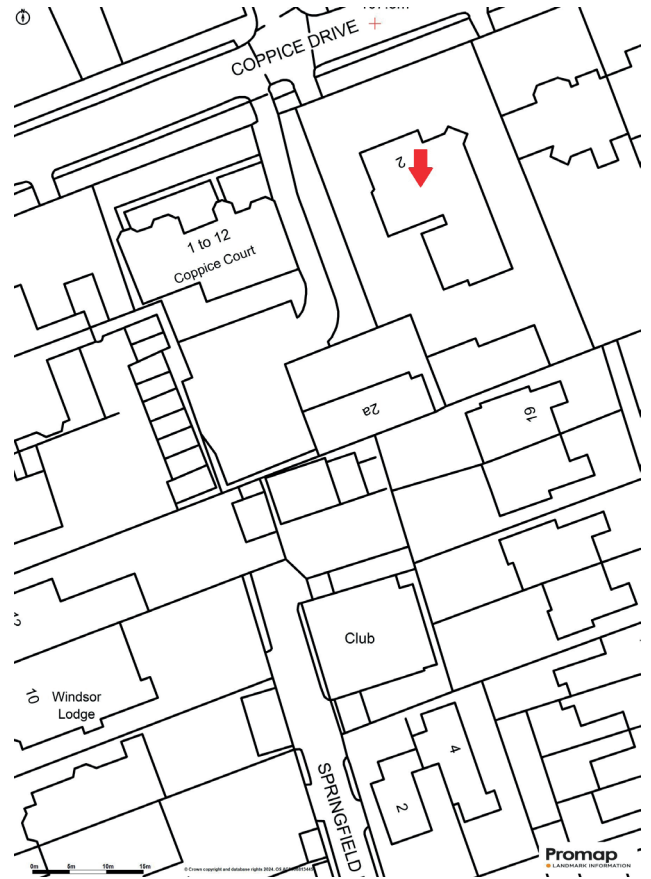
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



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