



11 Lynton Gardens, Harrogate, North Yorkshire, HG1 4TE

**£425,000**

Guide Price



## 11 Lynton Gardens, Harrogate, North Yorkshire, HG1 4TE

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A very spacious five-bedroom semi-detached house with a good-sized, attractive garden, situated in this desirable location, well served by local amenities and close to the famous Harrogate Stray.

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This impressive property provides generous and flexible accommodation comprising a sitting room with bay window, a dining kitchen with patio doors leading to the garden and additional reception room. Upstairs, there are five bedrooms and a modern bathroom, additional separate WC and en-suite. There is an attractive rear garden with mature planted borders and extensive paved sitting area. A drive to the front provides off-road parking.

Lynton Garden is a quiet and desirable residential street, well served by the excellent amenities along Knaresborough Road, within a few minutes' walk of the famous Harrogate Stray and just a short distance from Harrogate town centre. Offered for sale with no onward chain.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window and feature fireplace.

### **DINING KITCHEN**

With a range of fitted units with worktop, island and breakfast bar. Gas harbour, integrated ovens and space for appliances. Glazed patio doors lead to the garden.

### **UTILITY ROOM / FAMILY ROOM / GYM**

A further good-sized reception room providing versatile additional accommodation. Potential to use as utility or as an additional reception room.

## **FIRST FLOOR**

### **BEDROOMS**

There are four good-sized bedrooms on the first floor.

### **BATHROOM**

With WC, washbasin and shower.

### **SEPARATE WC**

A useful additional WC.

## **SECOND FLOOR**

### **BEDROOM 5**

There is a good-sized fifth bedroom on the second floor, together with an en-suite bathroom.

### **EN-SUITE BATHROOM**

With WC, washbasin, and bath with shower above.

### **OUTSIDE**

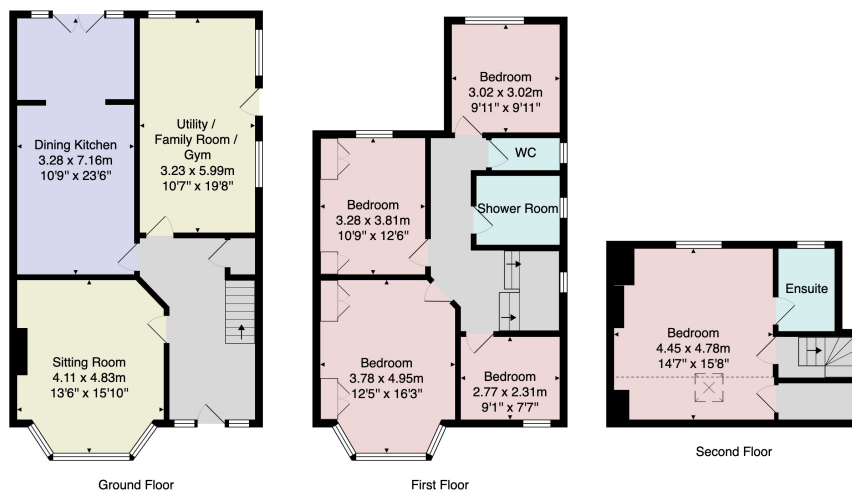
A driveway provides parking to the front of the property. To the rear there is a good-sized attractive enclosed garden with paved sitting areas, well-planted borders and large summerhouse.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 172.9 m<sup>2</sup> ... 1861 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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