



VERITY
FREARSON

8 CHURCH AVENUE, HARROGATE, HG1 4HE

OFFERS OVER £600,000

8 CHURCH AVENUE,

Harrogate, HG1 4HE

A substantial semi-detached period property, providing generous accommodation extending to over 3,000 square feet, enjoying an attractive position overlooking the adjoining bowling green, well served by local amenities and just a short distance from Harrogate town centre.

This super home provides impressive and flexible living space over four levels with attractive period features. The accommodation is currently arranged to provide two self-contained living areas within the same property. On the ground floor there is a large sitting room, together with a bedroom with en-suite shower room, plus an additional room which could be a further reception room or bedroom. On the lower ground floor there is a further bedroom, kitchen with dining area and glazed doors leading to the garden. On the upper two floors there is a separate living space with living area and kitchen, four bedrooms, bathroom and separate WC. There is off-road parking and a good-sized rear garden with open aspect.

The property is situated on this desirable residential street on the north side of Harrogate, well served by excellent local amenities and just a short distance from Harrogate town centre.



2 Reception Rooms · 2 Kitchens · Office

5 Bedrooms · Bathroom · Shower Room · En-Suite Shower Room

Ample Off-Road Parking · Lawned Garden







ACCOMMODATION

The spacious property extends to over 3,000 square feet and provides generous and flexible accommodation. The accommodation is currently arranged to allow for two self-contained living areas within the same property, accessed via the same front door. The current set-up is ideal for a family living with a dependent relative but could easily be adapted to provide accommodation for a single family dwelling or divided further to create self-contained accommodation on the lower ground floor with separate access.

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with attractive fireplace with living-flame gas fire and bay window.

BEDROOM

A double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

FAMILY ROOM

A further reception room or potential bedroom with windows to the rear. Fitted cupboard.

LOWER GROUND FLOOR KITCHEN / DINING AREA

With a large dining room with glazed doors leading directly to the garden. The kitchen comprises a range of fitted units with worktop, electric hob, integrated double oven, fridge and freezer.

SHOWER ROOM

With WC, washbasin and shower. Tiled walls and floor.

BEDROOM

A large double bedroom.

FIRST FLOOR

LIVING KITCHEN

A large open-plan living area and kitchen with space for sitting and dining and a modern fitted kitchen with a range of units, double oven, electric hob and integrated fridge / freezer.

BEDROOM

A bedroom with window to rear.

BATHROOM

A white suite comprising WC, washbasin, bath and shower. Tiled walls and floor. Heated towel rail.

SECOND FLOOR BEDROOMS

There are three further bedrooms on the second floor, all of which could accommodate a double bed.

OFFICE

A useful workspace or potential small single bedroom.

SEPARATE WC

With WC and washbasin.

FLOOR PLAN



Total Area: 308.5 m² ... 3320 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 ample off-road parking. Rear garden with lawn and paved sitting areas with planted borders. Timber garden shed.

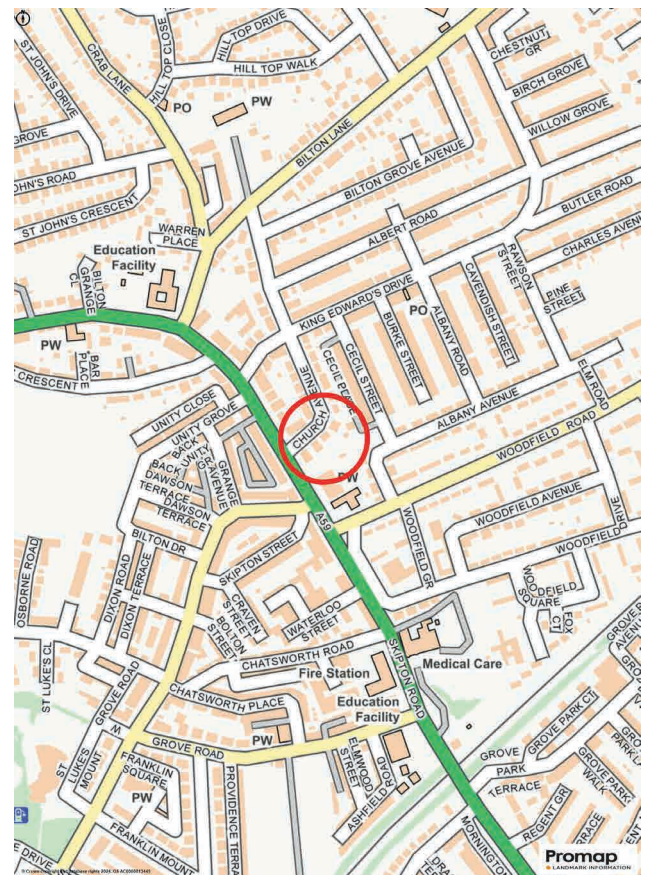
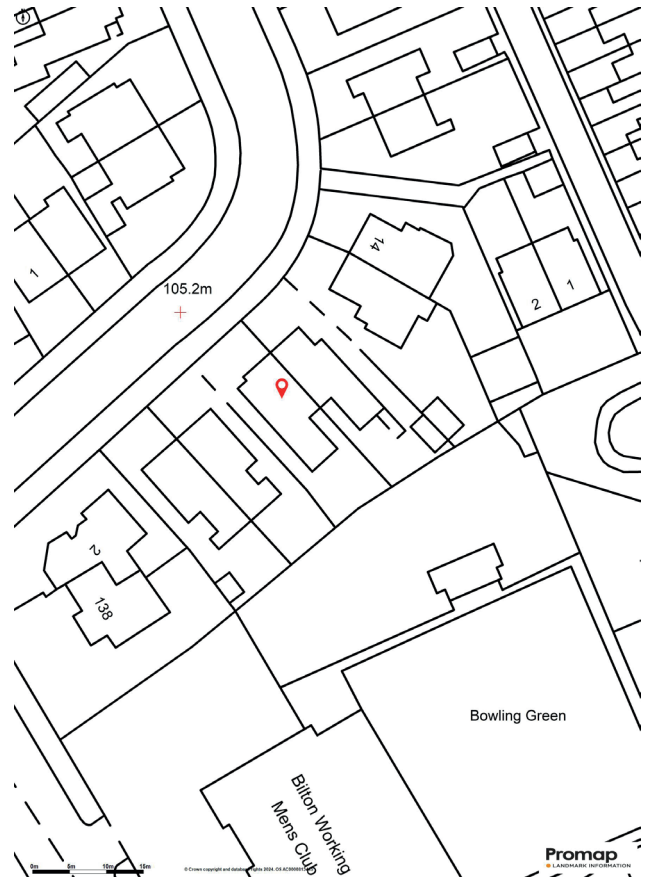
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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