



VERITY
FREARSON

1 SOVEREIGN PARK, HARROGATE, HG1 2SJ

£1,150,000

I SOVEREIGN PARK,

Harrogate, HG1 2SJ

A spacious and most impressive four-bedroom property with attractive gardens, situated in this delightful position on the edge of the Valley Gardens on Cornwall Road. This attractive stone-built property forms part of the former Royal Baths Hospital, which was originally built in 1826.

The accommodation now provides substantial accommodation extending to approximately 2,300 square feet. On the ground floor there is a stunning main reception room with a feature wood-panelled vaulted ceiling and stone fireplace. There is also a separate family room, dining room, snug / study and well-equipped kitchen, in addition to a downstairs WC and utility room. Upstairs, there are four good-sized bedrooms, a bathroom and two en-suite shower rooms. The property occupies a generous plot, having a driveway which provides ample parking, a large lawned garden to the side of the property, as well as an additional rear garden which is fully enclosed with access to the single garage located at the rear of the property.



3 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Garage · Lawned Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A most impressive and very spacious reception room with feature wood vaulted ceiling with attractive detailing. Windows on two sides and a stone fireplace with living-flame gas fire.

FAMILY ROOM

Providing a further sitting area.

DINING ROOM

A further reception room with glazed doors leading to the garden.

DINING KITCHEN

With space for dining table and glazed door leading to the rear. The kitchen comprises a range of fitted wall and base units with gas hob, integrated double oven, fridge / freezer and dishwasher.

UTILITY ROOM

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

OFFICE / SNUG

A further reception room or useful workspace with windows on two sides.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite.

EN-SUITE 1

A white suite, comprising WC, washbasin and shower.

BEDROOM 2

A double bedroom with fitted wardrobes and en-suite.

EN-SUITE 2

With WC, washbasin and shower.

BEDROOM 3

A double bedroom with fitted wardrobes.

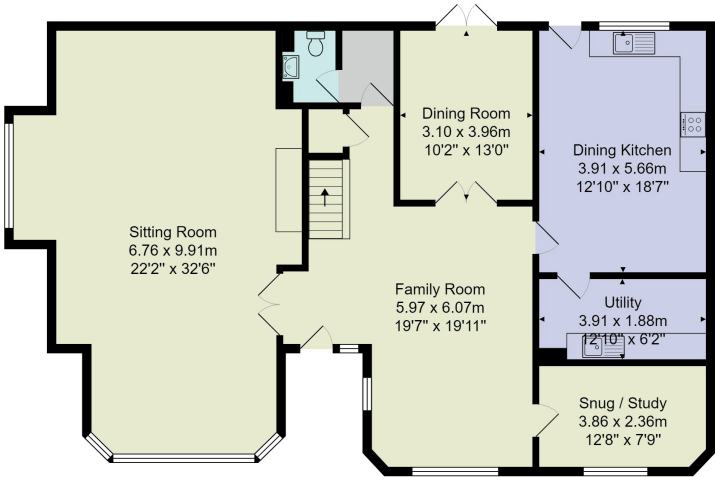
BEDROOM 4

A further good-sized bedroom.

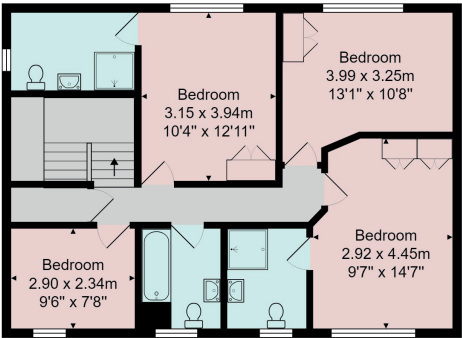
BATHROOM

A white suite comprising WC, washbasin, and bath with shower above.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 224.7 m² ... 2419 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 drive provides ample parking to the front. There is a large lawned side garden with trees and a further enclosed garden to rear with lawn and paved sitting area. The property also has the benefit of a single garage.

Location

Sovereign Park is situated in a delightful position on the edge of the Valley Gardens and within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer, including shops, bars, restaurants, railway station, and transport links.

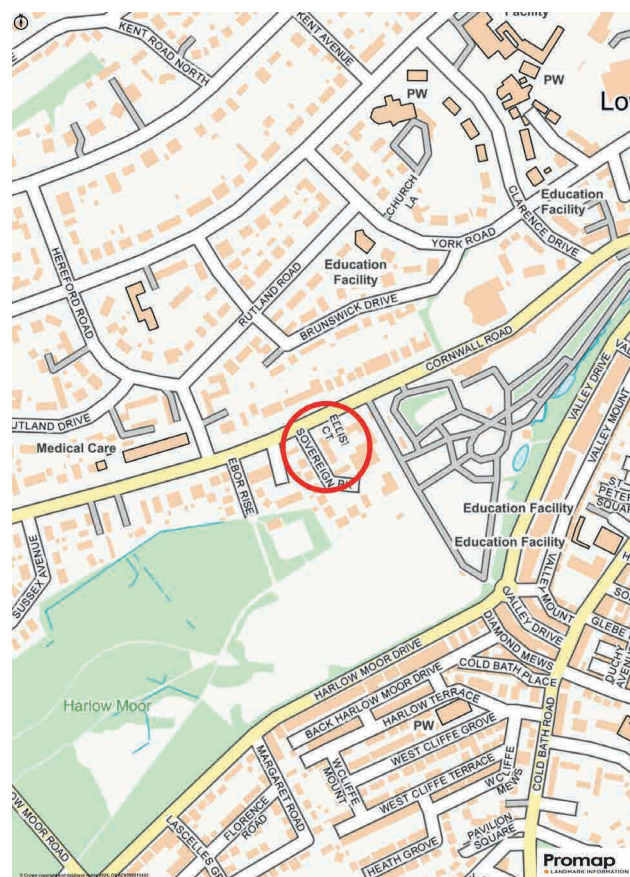
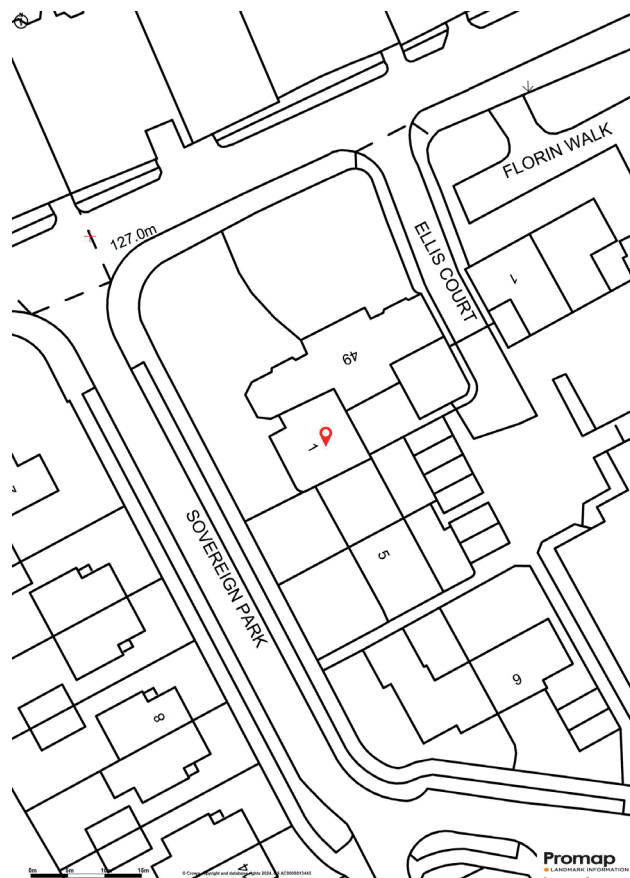
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
		74
	54	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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