



VERITY
FREARSON

35 CHELMSFORD ROAD, HARROGATE, HG1 5NA

PRICE GUIDE £825,000

35 CHELMSFORD ROAD,

Harrogate, HG1 5NA

A very spacious five-bedroom detached property with attractive gardens and parking, situated in this delightful position within a couple of minutes' walk from Harrogate town centre and the railway station.

This impressive property has been extended to now provide generous and flexible accommodation. There is generous living space on the ground floor, with various reception rooms and fitted kitchen. A ground-floor rear extension can be used to provide additional living accommodation, but could also lend itself to being a self-contained two-bedroom annexe or workspace with private entrance from the rear. Upstairs, there are three large bedrooms, a modern bathroom and office. The property is surrounded by attractive gardens and has the benefit of ample parking.

Chelmsford Road is a popular and desirable location, being on a quiet street yet within a few minutes' walk from the centre of Harrogate, where there is an excellent range of amenities on offer, including shops, restaurants, bars, and excellent transport links.

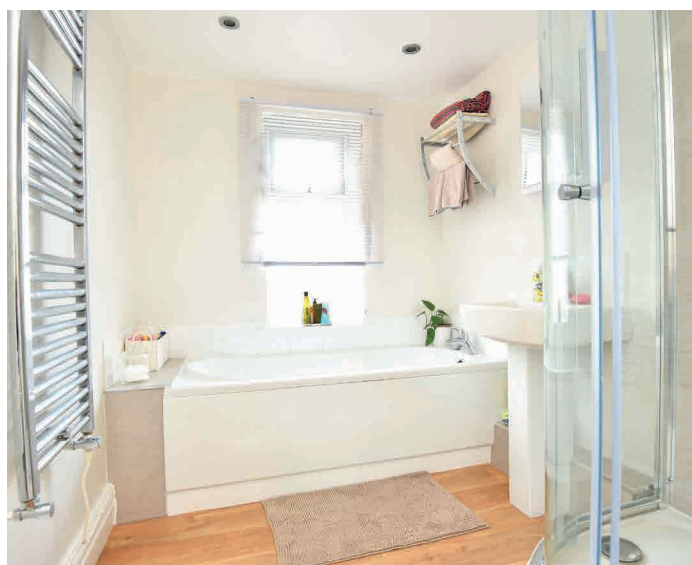


Kitchen · Sitting Room · Garden Room · Dining Room · Utility Room · Living Area · Rear Porch · Cloakroom

5 Bedrooms · Shower Room · Bathroom

Ample Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with bay window and wood-burning stove.

GARDEN ROOM

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

DINING ROOM

A further large reception room with bay window and wood-burning stove.

CLOAKROOM

With WC and washbasin. Fitted in utility cupboard.

KITCHEN

With a range of fitted units with gas hob and integrated oven and gas fired Rayburn oven. Integrated fridge/freezer and plumbing for a dishwasher.

UTILITY ROOM

With fitted units, worktop and sink and space and plumbing for appliances.

GROUND-FLOOR EXTENSION

The property has been extended to provide additional living / bedroom space on the ground floor. This area provides useful additional living areas to the house, but would also lend it self well to being used as a self-contained annexe for a dependent relative or as a self-contained work from home space. The extended living space has under-floor heating. The accommodation comprises. -

LIVING AREA

A generous reception room which could be used as a sitting or dining area.

BEDROOM 4

A double bedroom with tiled flooring and window overlooking the garden.

BEDROOM 5

A double bedroom with window overlooking the garden and washbasin.

REAR PORCH

Providing access to the garden and potential to be used as self-contained access for the annexe accommodation.

SHOWER ROOM

With WC, washbasin and shower.

FIRST FLOOR BEDROOMS

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

BATHROOM

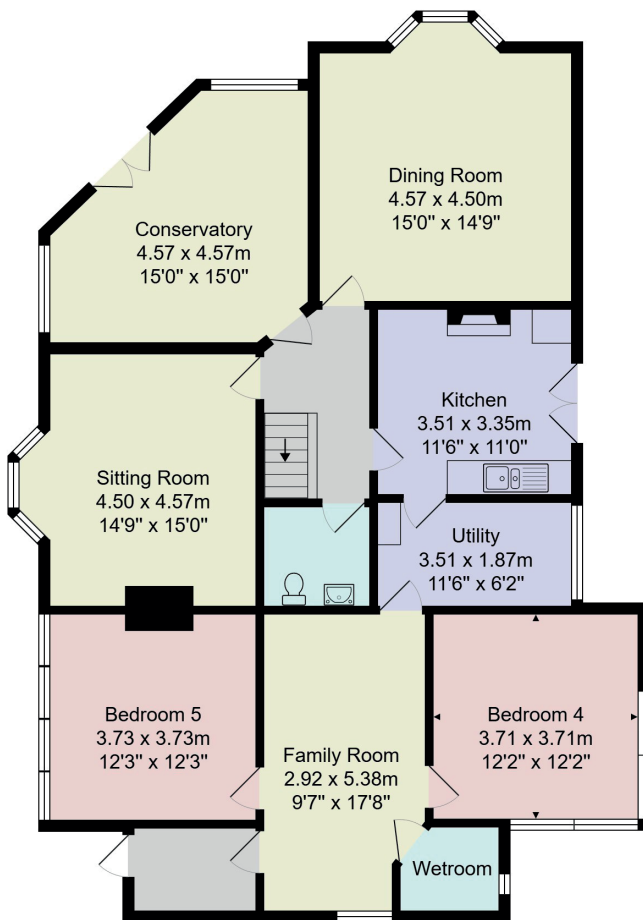
White suite with washbasin, bath and shower.

SEPARATE WC

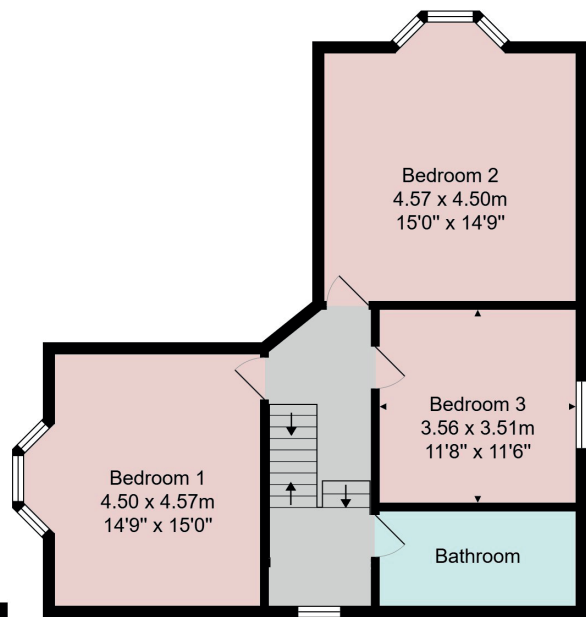
SECOND FLOOR

Fixed stairs lead to the second floor, where there is an additional room, which could provide an office.

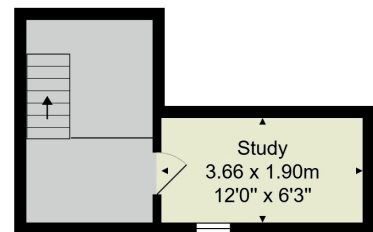
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Total Area: 227.9 m² ... 2453 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 paved driveway provides off-road parking. The property surrounded by attractive gardens, including planted borders and sitting areas. Timber garden sheds.

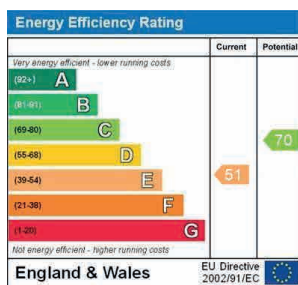
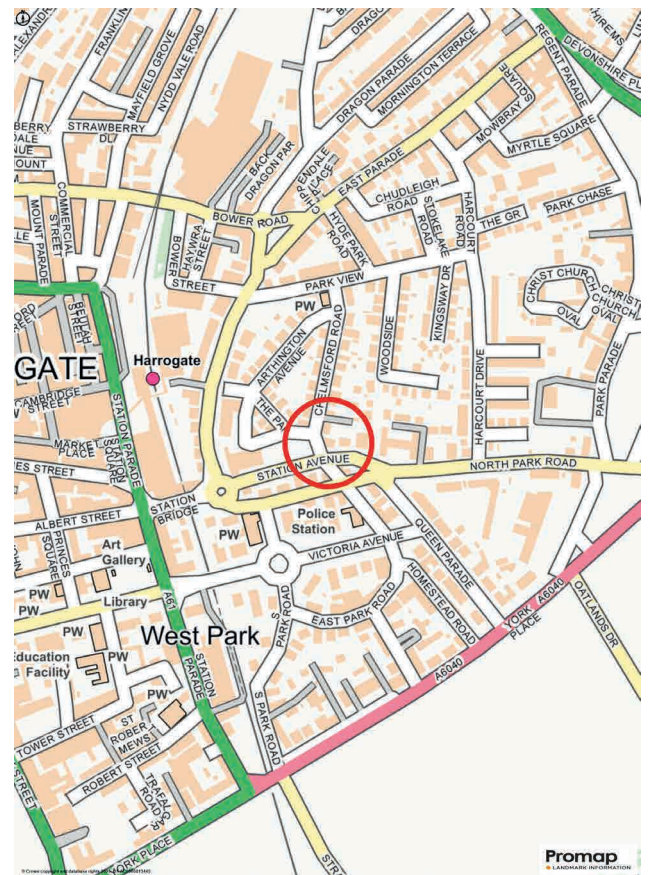
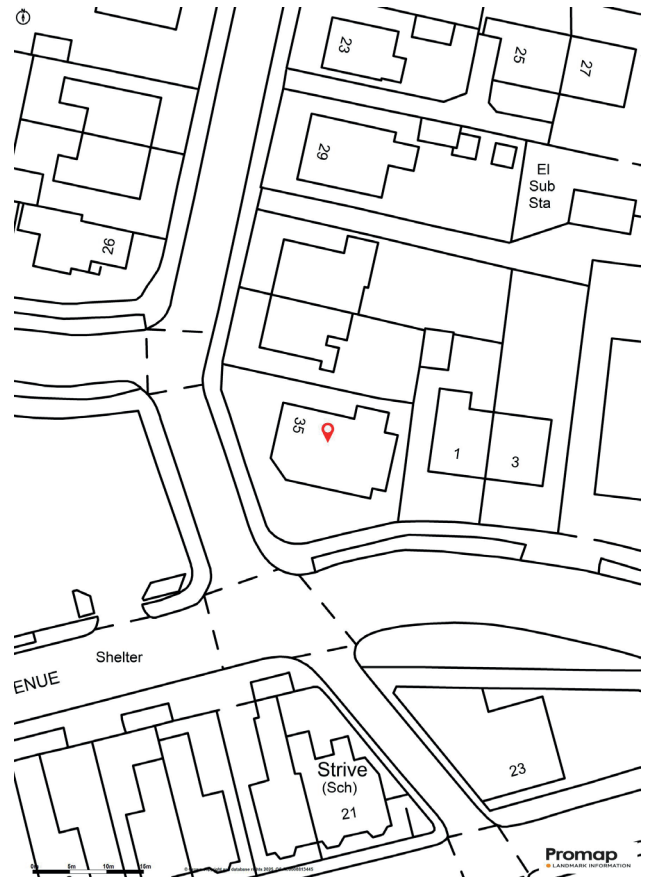
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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