



VERITY
FREARSON

79 EAST PARADE, HARROGATE, HG1 5LP

GUIDE PRICE £675,000

79 EAST PARADE,

Harrogate, HG1 5LP

A substantial semi-detached period property offering generous and well presented accommodation with parking and large garden and situated in this very convenient town centre location.

The impressive property provides generous accommodation over four floors. On the ground floor there are two good sized reception rooms together with a modern dining kitchen. There is a basement providing storage rooms and utility space. On the upper floors, there are currently six bedrooms, two bathrooms and an ensuite bathroom to the main bedroom with dressing room. A driveway provides parking to the front and there is a very good sized and attractive rear garden with lawn and patio.

This excellent property provides versatile accommodation with the benefit of original period features, parking and a garden and is situated in heart of Harrogate town centre within easy walking distance of the excellent amenities which include bars, restaurants, shops and transport links.

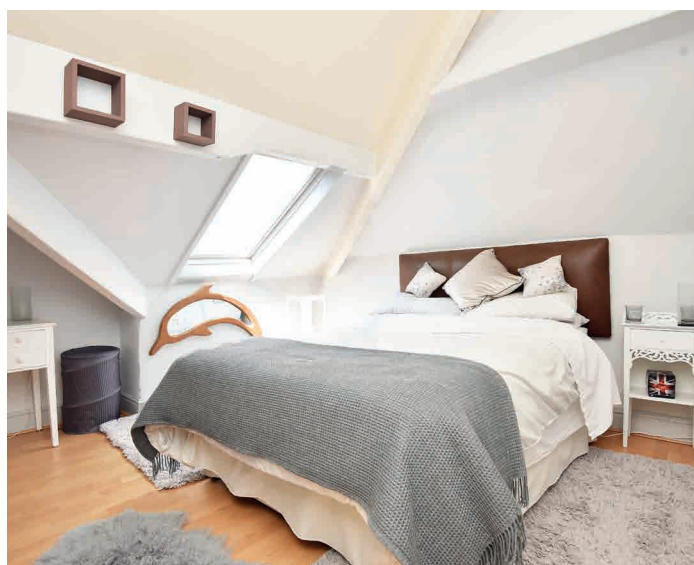


Sitting Room · Dining Room · Dining Kitchen · Basement Rooms · Utility

6 Bedrooms · 1 En-Suite · Shower Room · Bathroom

Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

With Italian tiled flooring which runs through the entire ground floor with underfloor heating. Oak and glass staircase leads to the first floor with feature lighting. Under stairs cupboard and airing cupboard. Access to the integral garage

LIVING ROOM

A large reception room with feature exposed brick wall.

STUDY / PLAYROOM

A useful additional room with fitted cabinets and shelving.

CLOAKROOM

With WC, and washbasin set within a vanity unit. Italian tiled walls and floor.

LIVING KITCHEN

A stunning open-plan kitchen and living area with feature exposed brick wall and glazed bi-folding doors leading to the garden. The kitchen comprises a high-quality David Charles luxury kitchen with a range of stylish fitted units, large island and quartz worktops, integrated full height fridge and freezer, dishwasher,

single oven, combination microwave, flex induction hob and instant boiling water tap.

UTILITY ROOM

A large utility room with fitted storage, quartz worktop and sink and space and plumbing for washing machine and tumble dryer. A glazed door leads to the garden.

FIRST FLOOR BEDROOM 1

A large double bedroom with dressing room with fitted wardrobes and dressing table.

EN-SUITE 1

A modern white suite comprising WC, washbasin set within vanity unit and large walk in shower. Tiled walls and floor with underfloor heating.

BEDROOM 2

A double bedroom with fitted wardrobes and desk.

BEDROOM 3

A double bedroom with fitted wardrobes and desk.

BATHROOM

A modern white suite with WC, basin set within a vanity unit, large shower, and freestanding bath. Tiled walls and floor with underfloor heating. Heated towel rail.

SECOND FLOOR LANDING

A large landing with potential to use as sitting area or study. Fitted cupboard.

BEDROOM 4

A double bedroom with fitted wardrobes, large storage cupboard and skylight windows.

EN-SUITE 2

A white modern suite with WC, washbasin set within a vanity unit, **and shower. Tiled walls and floor with underfloor heating. Heated towel rail.**

BEDROOM 5

A further double bedroom with large fitted cupboard and skylight windows.

EN-SUITE 3

A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail. Tiled walls and floor with underfloor heating.

FLOOR PLAN



Total Area: 281.4 m² ... 3029 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 provide ample parking to the front of the property. To the rear, there is a very good sized and attractive garden with extensive paved sitting area, lawn and well stocked planted borders.

Services

All mains services connected.

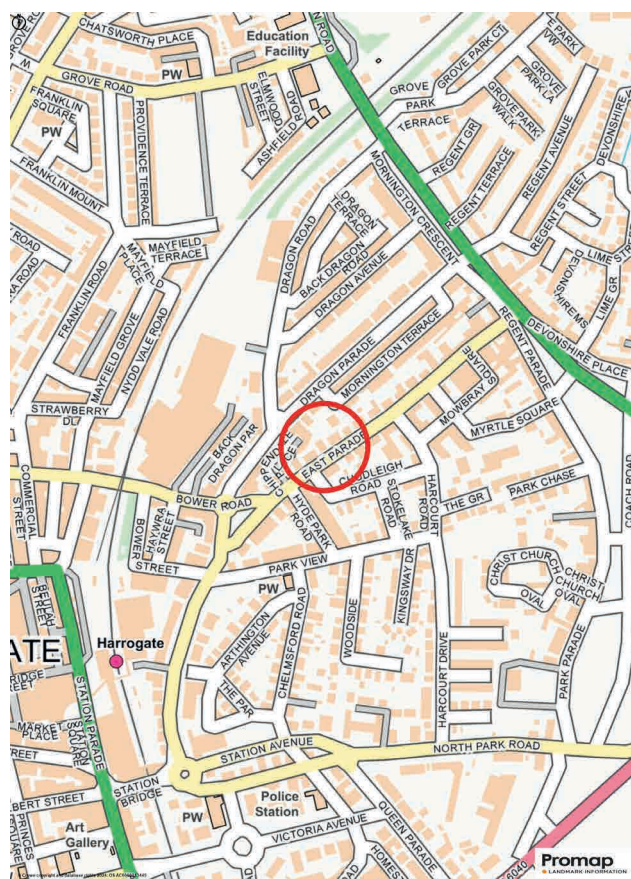
Agent's Note

The property had the benefit of a new roof in 2014, and a new boiler in 2015.

Tenure

Freehold

Council Tax Band - E



Harrogate

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