



VERITY  
FREARSON

216 KING'S ROAD, HARROGATE, HG1 5JG

OFFERS OVER £700,000

# 216 KING'S ROAD,

*Harrogate, HG1 5JG*

**A very spacious and impressive double-fronted end-of-terrace property with self-contained coach house, situated in a desirable location well served by excellent amenities on the doorstep and just a short distance from Harrogate town centre.**

This well-presented home provides generous and flexible accommodation. On the ground floor there are three reception rooms with feature fireplaces as well as a modern fitted kitchen. Upstairs, there are five bedrooms, including the main bedroom, which is of particularly generous proportions, and two modern bathrooms. A cellar provides useful storage space and there is a self-contained detached two-storey coach house to the rear of the building that has huge potential to provide additional accommodation to suit the buyer's requirements. Gates lead to an attractive paved garden which can be used to provide an excellent outdoor entertaining space and off-road parking.

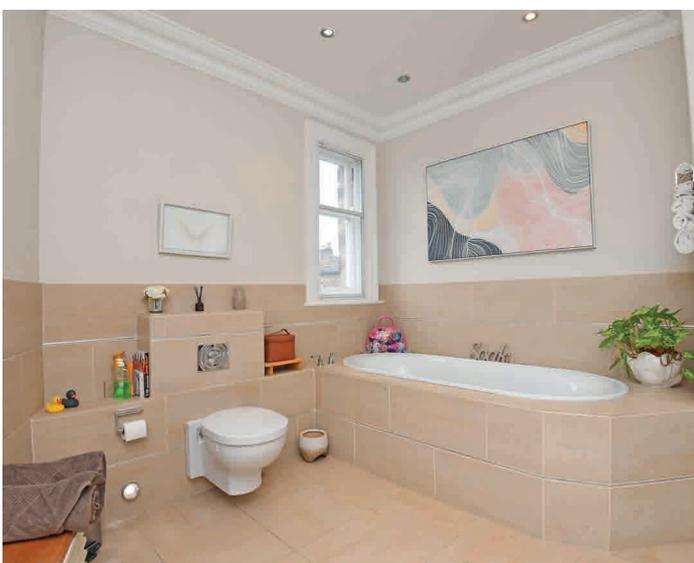


3 Reception Rooms · Kitchen · Basement

5 Bedrooms · En-Suite Shower Room · 2 Bathrooms

Off-Road Parking · Paved Rear Garden · Coach House With Potential For Development







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A reception room with bay window and attractive feature fireplace with wood-burning stove.

#### DINING ROOM

A further reception room with bay window and feature fireplace with living-flame gas fire.

#### KITCHEN

With a range of modern wall and base units with granite worktops and breakfast bar. Gas hob, integrated oven and dishwasher. Tiled floor with under-floor heating.

#### FAMILY ROOM

A further reception room with wood-burning stove and fitted cupboards.

### FIRST FLOOR BEDROOM 1

A very large bedroom with bay window and feature fireplace. Space for sitting area. Fitted wardrobes and en-suite shower room.

#### BEDROOM 2

A further double bedroom with feature fireplace.

#### BATHROOM

A white modern suite comprising WC, twin washbasins set atop a vanity unit and bath. Airing cupboard. Tiled walls and floor.

### SECOND FLOOR BEDROOM 3

A large double bedroom with ornamental fireplace.

#### BEDROOM 4

A double bedroom with ornamental fireplace.

#### BEDROOM 5

A further good-sized bedroom with fitted cupboard and feature fireplace.

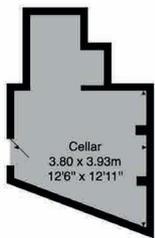
#### BATHROOM

A white modern suite comprising WC, washbasin set atop a vanity unit, bath and shower. Tiled walls and floor with under-floor heating.

#### BASEMENT

Steps from the garden lead down to a basement that provides useful storage and utility space with light and power and plumbing for appliances.

# FLOOR PLAN



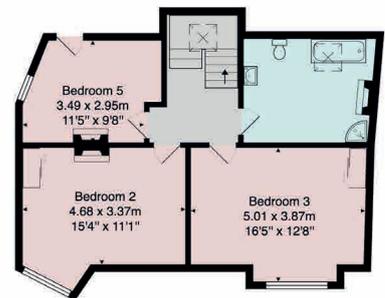
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 267.9 m<sup>2</sup> ... 2883 ft<sup>2</sup>

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

Gates accessed via Skipton Street at the rear of the property lead to a paved rear garden which can be used for off-road parking and provides an excellent outdoor entertaining space.

## Coach House

The property has the benefit of a detached two-storey coach house located at the rear of the property. This building has a huge potential for further development and could potentially provide excellent annexe accommodation / holiday cottage or gym / work-from-home space.

## Location

The property is situated in this desirable location and is well served by the excellent amenities along King's Road and within an easy walking distance of Harrogate town centre and the railway station.

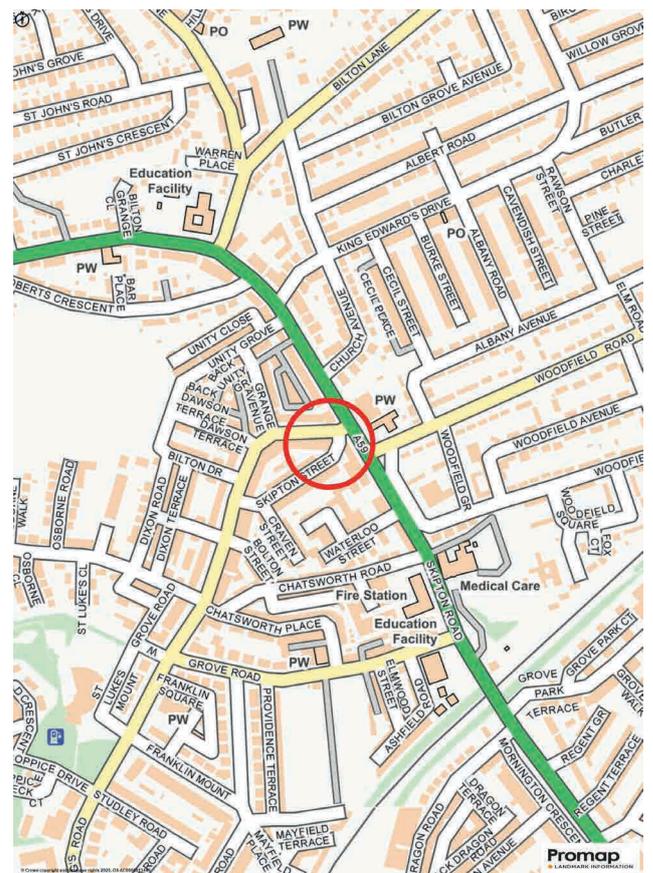
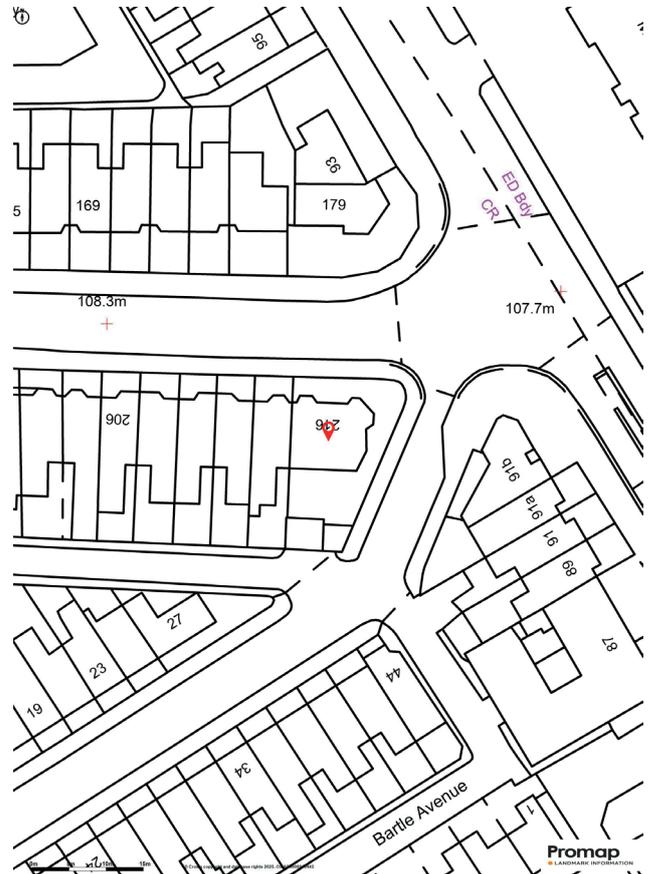
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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