



VERITY
FREARSON

19 DUCHY AVENUE, HARROGATE, HG2 0NB

GUIDE PRICE £575,000

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Harrogate, HG2 0NB

A beautifully presented and newly refurbished three-bedroom semi-detached house with off- road parking and attractive south-facing garden, situated in this desirable position just off Cold Bath Road and within easy walking distance of the town centre.

This impressive property has been updated and modernised to a high standard by the current owners to reveal high-quality accommodation over three levels. On the ground floor there are two reception rooms, including the sitting room with wood-burning stove and glazed doors leading to the garden, and a stylish newly fitted kitchen. Upstairs, there are three double bedrooms, a modern bathroom and en-suite shower room. A driveway provides an off-road parking space to the front of the property and to the rear there is an attractive south-facing paved garden.

The property is located on this quiet backwater just off Cold Bath Road, close to excellent primary and secondary schools, well served by excellent amenities, shops, wine bars and restaurants and within a few minutes' walk of Harrogate town centre, the Valley Gardens and the famous Harrogate Stray.



2 Reception Rooms · Kitchen

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · South-Facing Rear Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with window and glazed doors overlooking the garden. Attractive fireplace with wood-burning stove.

DINING ROOM

A further good-sized reception room.

KITCHEN

A stylish, newly fitted kitchen with a range of quality wall and base units with oak worktops. Electric hob, integrated oven, fridge / freezer and dishwasher. External door to the side. Utility cupboard with plumbing for a washing machine.

FIRST FLOOR BEDROOM 1

A large double bedroom with windows on two sides.

BEDROOM 2

A further good-sized bedroom.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

SECOND FLOOR BEDROOM 3

A further good-sized double bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower. Heated towel rail.

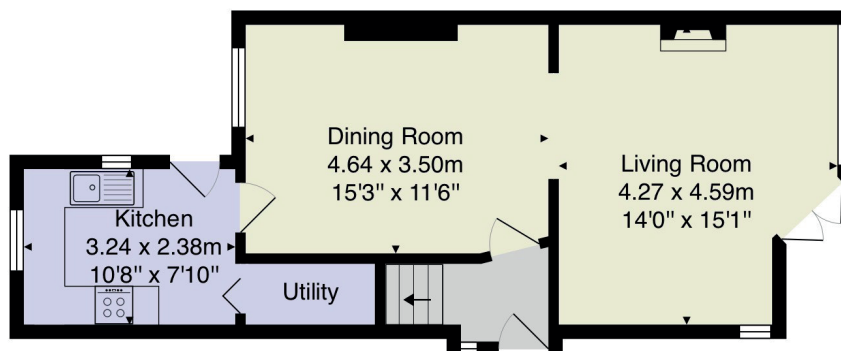
FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 121.9 m² ... 1313 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

To the front of the property there is a driveway providing an off-road parking space. There is an attractive rear garden with extensive paved sitting area enjoying a south-facing aspect and with a timber garden shed providing a useful storage space.

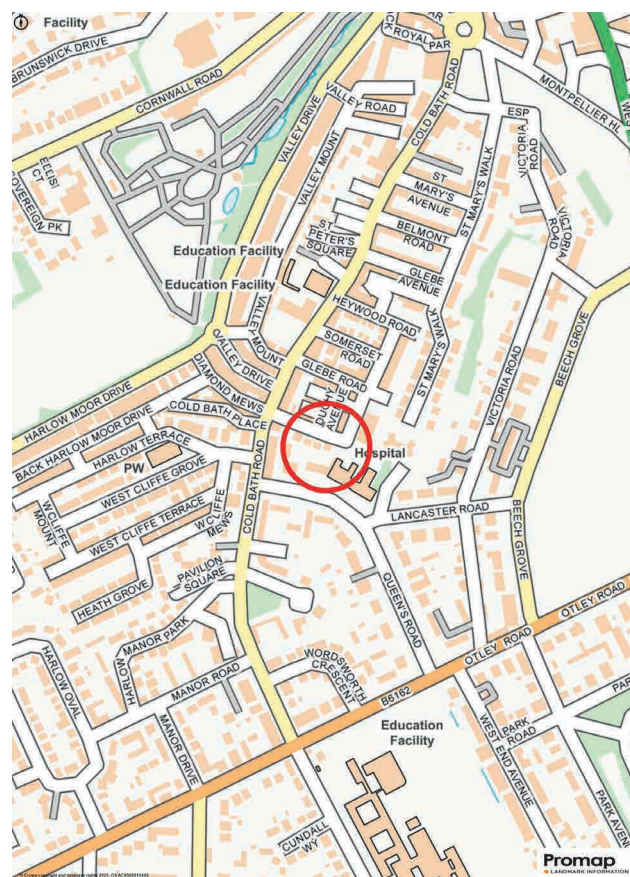
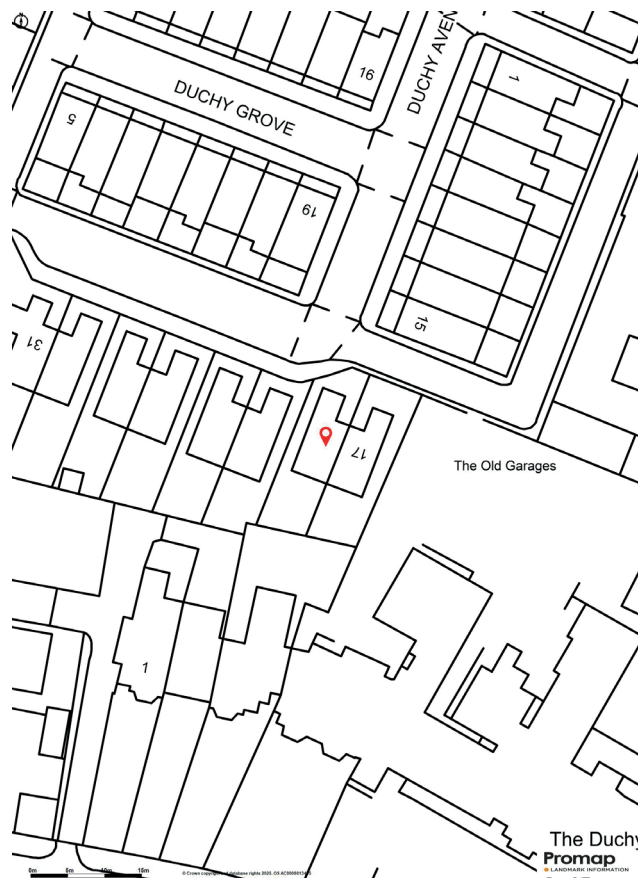
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		81
B (81-91)		
C (69-80)		
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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