



VERITY
FREARSON

20 CHELMSFORD ROAD, HARROGATE, HG1 5NA

GUIDE PRICE £825,000

20 CHELMSFORD ROAD,

Harrogate, HG1 5NA

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

This superb home offers generous accommodation over three levels extending to over 2,000 square feet. An early internal viewing is essential to appreciate the well-appointed accommodation, together with the most attractive and convenient residential position.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

Bedrooms · En-Suite Shower Room · Family Bathroom

Off-Road Parking · Private South-Facing Garden · Home Office / Garden Room







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with bay window and feature fireplace and log-burner.

DINING ROOM

A further large reception room with window to the front and fireplace with log-burner.

CLOAKROOM

With WC and washbasin. Window to the rear.

DINING KITCHEN

With a range of fitted units with gas hob with extractor above and integrated double oven. Integrated fridge / freezer and dishwasher. Patio doors leading out to the back garden.

UTILITY ROOM

With fitted units, worktop and sink and space and plumbing for appliances. Also housing the boiler. With door leading to the back garden.

FIRST FLOOR BEDROOM 1

A generously sized double bedroom with carpet flooring and dual aspect windows to front.

BEDROOM 2

A further good-sized double bedroom with windows to rear and side.

BEDROOM 4

Another good-sized double bedroom with window to front.

BEDROOM 5

A single bedroom with space for office equipment and window to rear.

FAMILY BATHROOM

A stylish family bathroom comprising of W/C, washbasin, and bath with shower overhead.

SECOND FLOOR

Fixed stairs lead to the second floor where the fourth bedroom is located.

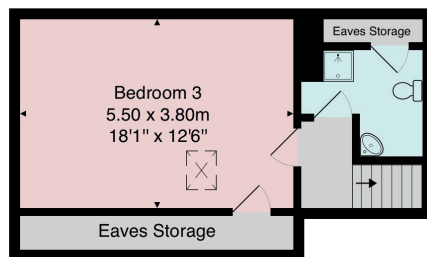
BEDROOM 3

This room can double up and provide an office. Skylight window and window to side.

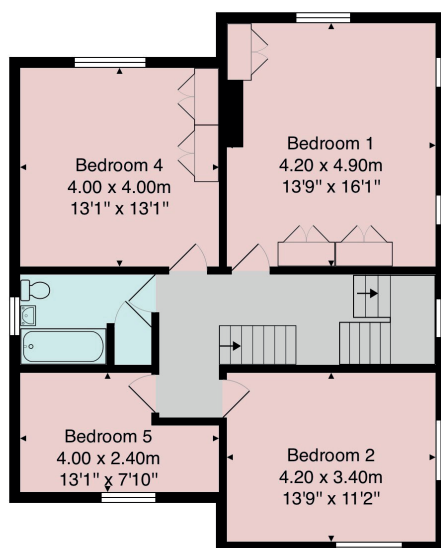
STYLISH EN-SUITE SHOWER ROOM

There is a stylish en-suite with W/C, washbasin and shower. There is further room in the eaves for storage.

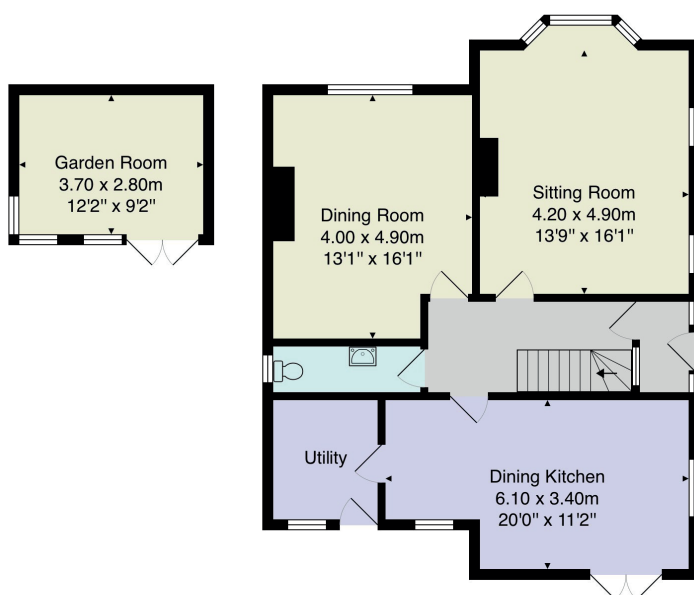
FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 195.0 m² ... 2099 ft² (excluding garden room)

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 is a lawned garden and a block-paved driveway providing off-street parking for multiple vehicles. To the rear is the fully enclosed, south-facing garden with a pleasant patio area and lawned garden, well-stocked flowerbeds and home office / garden room.

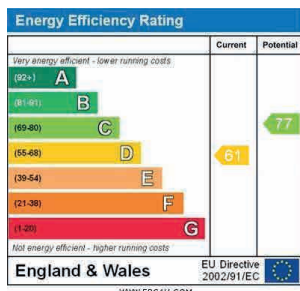
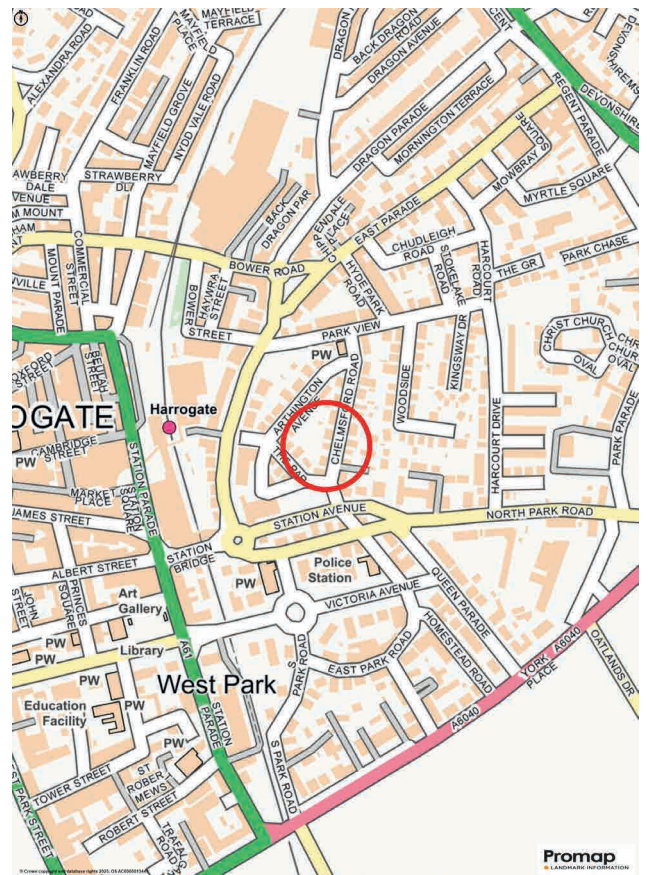
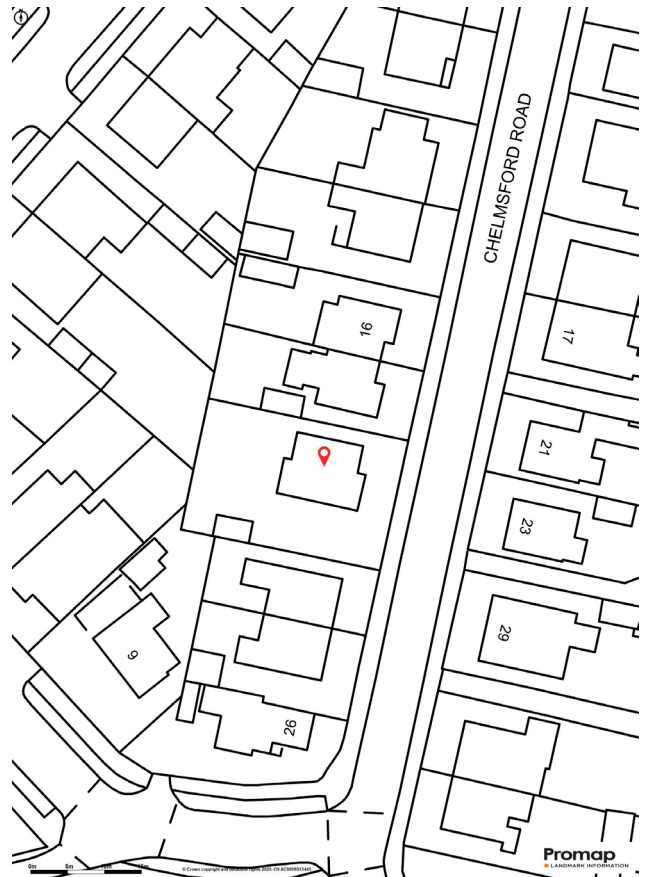
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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