



VERITY
FREARSON

1 WHEATLANDS ROAD, HARROGATE, HG2 8BB

OFFERS OVER £700,000

I WHEATLANDS ROAD,

Harrogate, HG2 8BB

A substantial five-bedroom semi-detached property with a very large and attractive garden, with huge potential for further development subject to obtaining the necessary consents, located in this desirable south Harrogate location.

This impressive property provides generous accommodation and has the rare benefit of a large garden and now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. and potentially extend due to the large plot, subject to obtain the necessary consents. Planning permission has previously been granted for the erection of a single-storey dwelling in the garden, with separate access from Tewit Well Road, although this planning permission has since expired. The current accommodation comprises three good sized reception rooms on the ground floor together with a spacious hallway, dining kitchen, sunroom and downstairs WC. Upstairs there are five good-sized bedrooms, a bathroom and additional shower room. A particular feature of the property is the very large and attractive garden, with extensive lawn and mature planted boards. Two driveways provided ample parking.



4 Reception Rooms · Kitchen · Cloakroom · Utility Room

5 Bedrooms · Bathroom · Shower Room · Storeroom · Attic

Ample Off-Road Parking · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

Leads to -

RECEPTION HALL

A large reception hall with stairs leading to the first floor.

SITTING ROOM

A spacious reception room with bay window to front. Feature fireplace with open fire.

FAMILY ROOM

A further reception room with windows to the front and rear.

DINING ROOM

A further good-sized reception room with feature fireplace and living-flame gas fire. Glazed doors lead to the garden room.

GARDEN ROOM

Providing a further sitting area with windows and glazed doors overlooking the garden.

KITCHEN

With space for dining table. The kitchen comprises a range of fitted units with gas hob, integrated double oven and space for appliances.

UTILITY ROOM

With fitted units and space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are five good-sized bedrooms on the first floor. The main bedroom is of particularly generous proportions, with bay window and fitted wardrobes.

BATHROOM

With washbasin and bath with shower above. Fitted cupboards.

SEPARATE WC

SHOWER ROOM

With WC, washbasin and shower.

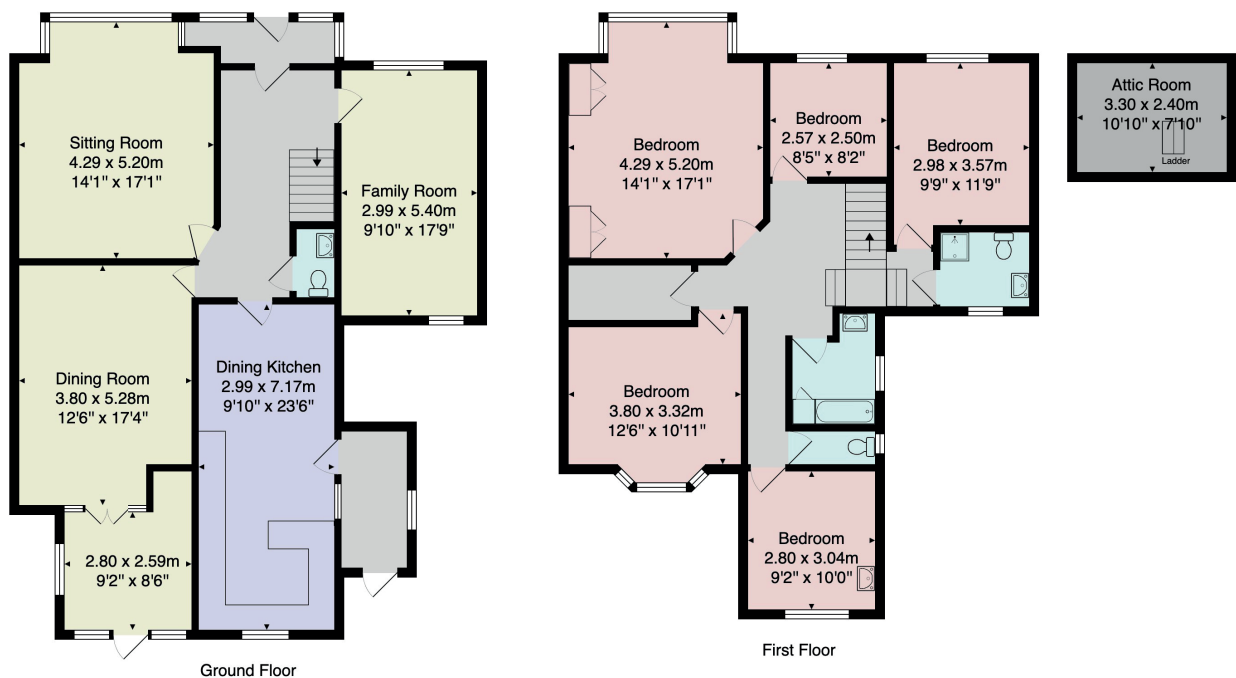
STOREROOM

Providing useful storage space with fitted steps leading to the attic room.

ATTIC ROOM

A fitted ladder leads to an attic room providing useful storage space.

FLOOR PLAN



Total Area: 201.4 m² ... 2168 ft² (excluding attic 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

The property occupies a particularly generous plot having a large and attractive rear garden with lawn and mature planted borders. There are two driveways providing parking. The driveway to the front is accessed from Wheatlands Road, and there is a further drive accessed via large gates from Tewit Well Road.

Location

The property is located in this desirable south Harrogate location, well served by the excellent local amenities along Leeds Road, close to sought-after primary and secondary schools and just a short walk from Harrogate town centre via the famous Harrogate Stray.

Agent's Note

There is huge potential for further development, due to the large plot. Planning permission has previously been granted for the erection of a single storey self-contained dwelling with access from Tewit Well Road; however, this planning permission has since expired.

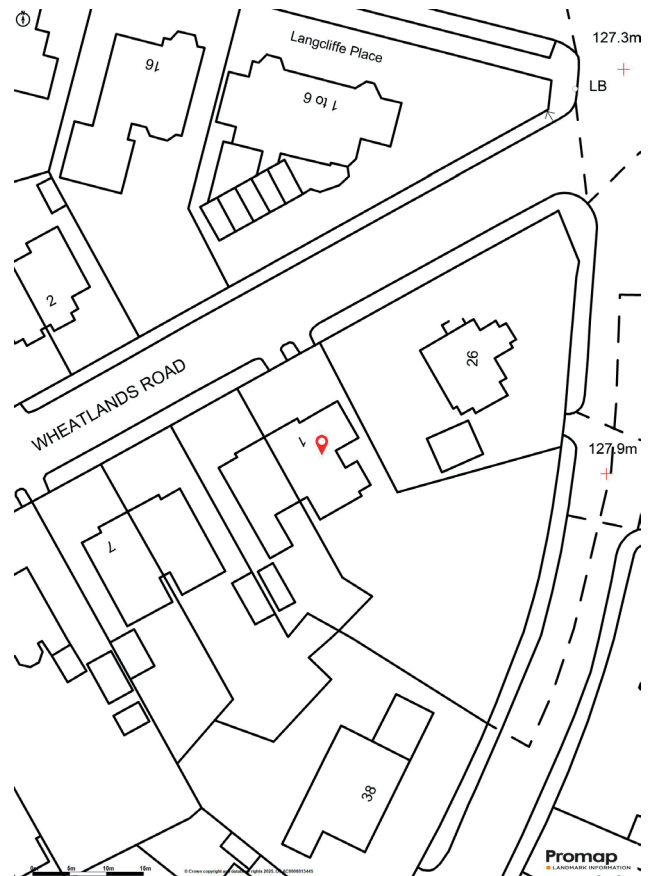
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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