



VERITY  
FREARSON

66 OTLEY ROAD, HARROGATE, HG2 0DP

OFFERS OVER £750,000

## 66 OTLEY ROAD,

*Harrogate, HG2 0DP*

**A beautifully presented Victorian town house offering particularly generous accommodation in this sought after location on the south side of Harrogate within just a few minutes' walk of Harrogate Grammar School.**

The spacious accommodation boasts six bedrooms and two bathrooms together with an impressive sitting room and large dining kitchen with doors to the rear leading to a good sized courtyard garden. The accommodation is appointed to a high standard with modern fixtures and fittings, new sliding sash windows yet the property retains much of the original building's character and charm.

The property is located in this most convenient location within easy walking distance of excellent local schooling, the amenities of Cold Bath Road, the Stray, Valley Gardens and Harrogate town centre. Offered for sale with no onward chain.



Dining Kitchen · Sitting Room

6 Bedrooms · 2 Bathrooms

Off-Road Parking · Garden













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

Central heating radiator.

### SITTING ROOM

A good sized reception room with central heating radiator, window to front with wood shutters, attractive Portuguese stone fireplace with multi-fuel burning stove. Fitted cupboard and shelving.

### DINING KITCHEN

A spacious dining kitchen with range of wall and base units, island with granite worktops and breakfast bar. Point for a range cooker, extractor hood above, fridge, freezer and plumbing for a dishwasher. Spacious dining area with windows to rear and a glazed door leads to the garden. Central heating radiators and under-stairs cupboard.

### FIRST FLOOR BEDROOM 1

Window to front, central heating radiator and fitted wardrobes.

### BEDROOM 2

A further large double bedroom Window to rear and central heating.

### BATHROOM

A modern white suite with washbasin, free-standing bath and large walk-in shower. Window to rear and central heating radiator.

### SEPARATE WC

With low-flush WC, washbasin, central heating radiator, window to side with wooden shutters.

### SECOND FLOOR BEDROOM 3

Window to rear, central heating radiator, fitted wardrobe and ornamental cast iron fireplace.

### BEDROOM 4

Window to front, central heating radiator and fitted wardrobes.

### BEDROOM 5

Skylight window to front, central heating radiator and access to large loft via a pull down ladder.

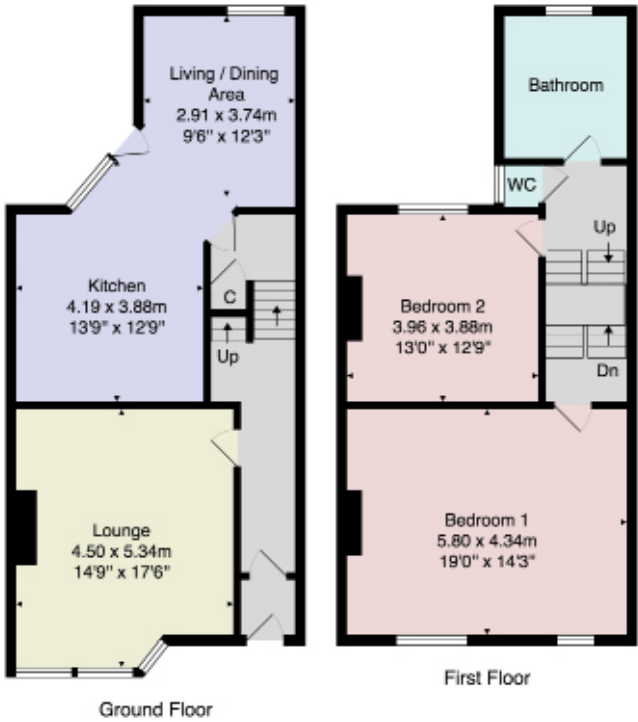
### BATHROOM

With WC, twin basins and shower. Heated towel rail. Utility cupboard with space and plumbing for washing machine and tumble dryer.

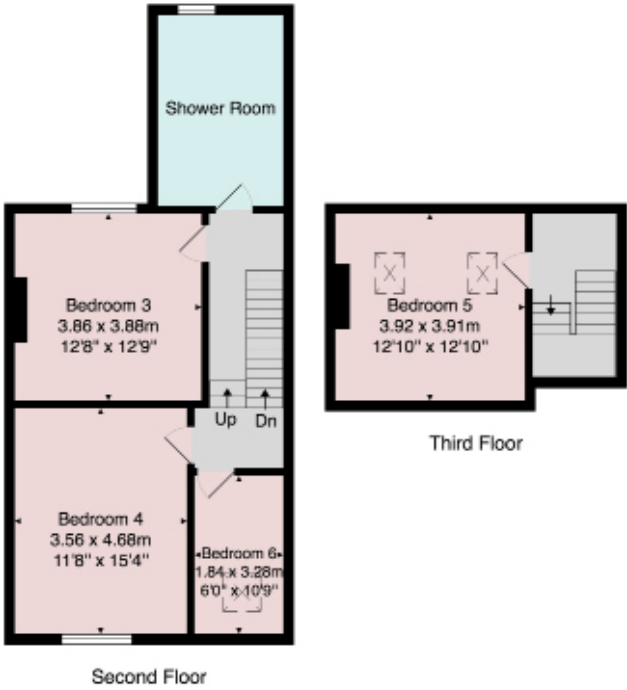
### THIRD FLOOR BEDROOM 6

Windows to rear, central heating radiator and cast-iron ornamental fireplace.

# FLOOR PLAN



Total Area: 208.5 m<sup>2</sup> ... 2244 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

To the front of the property is a lawned forecourt garden. To the rear is a good-sized courtyard garden with raised planted borders and useful outdoor storage sheds. The sheds could potentially be moved to create off road parking if required. A gate leads to a private rear lane where it is possible to park.

### Agent's Notes

The property has the benefit of new Bison Genesis sliding sash windows throughout. There is also an IXP intruder alarm and smoke detectors are hardwired throughout.

### Directions

The property is situated within easy walking distance of the town centre. To find the property, simply proceed along Otley Road from the Price of Wales roundabout and the property will be seen on the right-hand side, just after you have passed Harrogate Grammar School.

### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Harrogate

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