



VERITY
FREARSON

123 WETHERBY ROAD, HARROGATE, HG2 7SH

GUIDE PRICE £835,000

123 WETHERBY ROAD

Harrogate, HG2 7SH

A most impressive and attractive detached period property with very good sized gardens, situated in this convenient location well served by excellent local amenities and schools and just a short distance from the centre of Harrogate.

This characterful property, dating from approximately 1900, provides spacious accommodation over four levels. On the ground floor there are two main reception rooms with bay windows and feature fireplaces together with a well equipped kitchen and utility room. On the lower ground floor there is a further living space and utility room. Upstairs there are five double bedrooms, an impressive modern bathroom, shower room and separate WC. A particular feature of this home is the attractive period features which include original bay windows, feature fireplaces and stained glass windows. The property is surrounded by attractive and generous gardens with well-stocked planted borders and various sitting areas. A driveway provides ample parking and leads to a triple garage block. The property is situated in this convenient location, well served by local amenities, schools and close to the famous Harrogate Stray and just a short distance from the town centre.



Sitting Room - Dining Room - Family Room - Kitchen

Basement Room - Utility

Five Bedrooms - Bathroom - Shower Room - WC

Large Garden - Generous Drive - Triple Garage Block







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

An impressive entrance way with door with stained glass windows lead to a spacious reception hall with tiled flooring.

LIVING ROOM

An attractive reception room with bay window and feature fireplace with open fire.

FAMILY ROOM

A spacious reception room with bay windows to the front and side. Feature fireplace with wood burning stove. Open plan to the dining room.

DINING ROOM

A further reception room providing space for dining.

BREAKFAST KITCHEN

With space for dining table. The kitchen comprises a range of wall and base units with gas hob, double oven, fridge and dishwasher.

UTILITY ROOM

With fitted cupboards and space for appliances.

LOWER GROUND FLOOR

BASEMENT ROOM

A versatile additional room providing extra living space or work from home office/gym etc. With electric heating.

UTILITY

With fitted worktops and sink. Space and plumbing for washing machine. Electric heating. External door needs to the rear.

FIRST FLOOR

BEDROOMS

There are three good sized double bedrooms on the first floor, including the main bedroom with fitted wardrobes.

BATHROOM

A large bathroom with a modern white suite comprising WC, bidet, basin set atop a vanity unit, large walk-in shower and freestanding bath.

SHOWER ROOM

With basin and shower.

WC

With WC and basin.

SECOND FLOOR

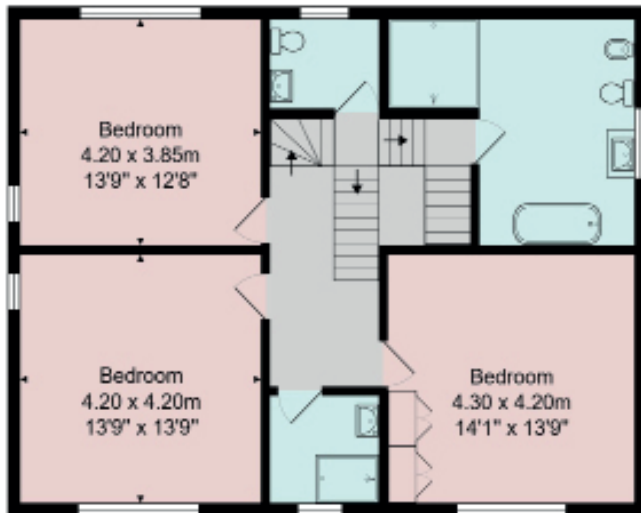
BEDROOMS

There are two further good sized bedrooms on the second floor, including one which has a dressing room.

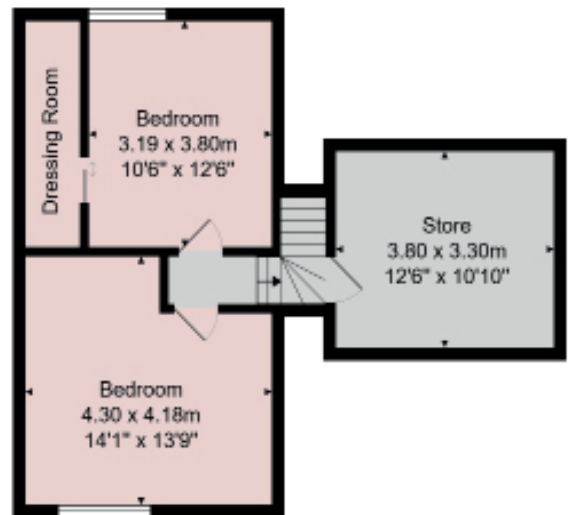
LOFT

A very large and useful storeroom.

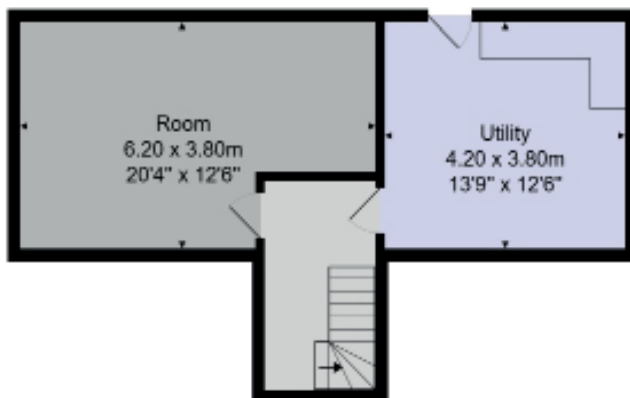
FLOOR PLAN



First Floor



Second Floor



Lower Ground Floor



Ground Floor

Total Area: 275.5 m² ... 2965 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

A generous drive provides ample parking and leads to the large triple garage block with WC. The property occupies a particularly generous plot and is surrounded by attractive gardens with mature well stocked borders, various sitting areas and lawns.

AGENTS NOTE

The property has single glazing with some secondary glazing.

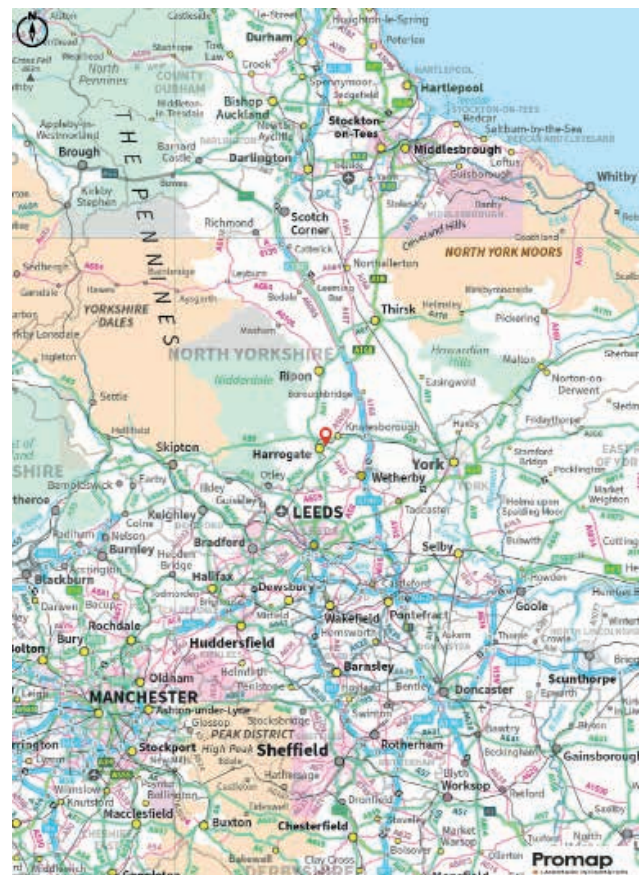
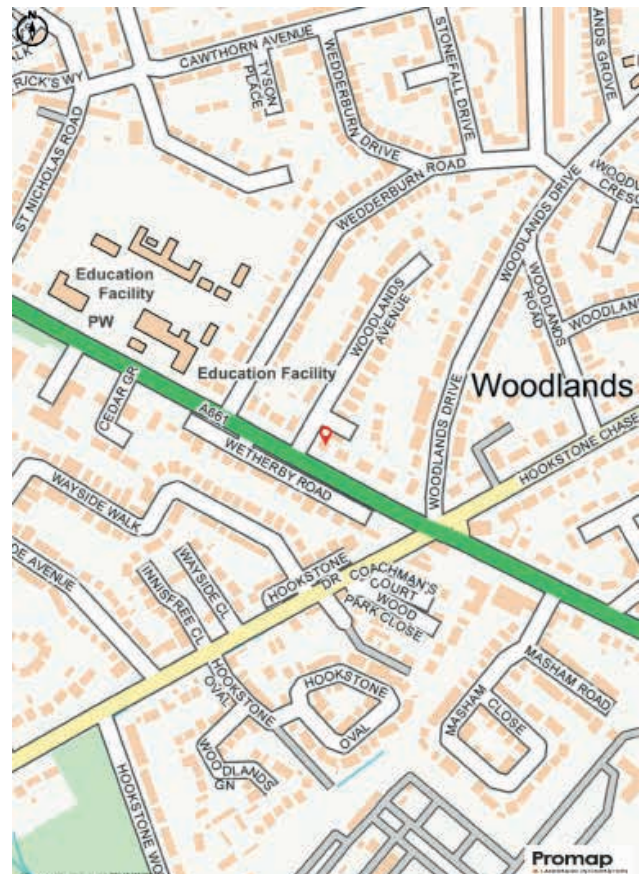
Gas central heating

Electric heaters in basement rooms.

Tenure

Freehold

EPC - E



Harrogate

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