



VERITY  
FREARSON

17 MARGARET ROAD, HARROGATE, HG2 0JZ

OFFERS OVER £1,200,000



# 17 MARGARET ROAD,

*Harrogate, HG2 0JZ*

**A most attractive four-bedroom detached property surrounded by good-sized gardens, enjoying a quiet yet highly convenient location close to the Valley Gardens and the town centre.**

The property is presented to a high standard providing modern accommodation whilst retaining many of the building's original features. On the ground floor there are three good-sized reception rooms together with a large open-plan living kitchen, and cloakroom. Upstairs there are four good-sized bedrooms including a master bedroom with en-suite bathroom, and a shower room. A particular feature of the property is the generous outside space which includes a large driveway, attractive garden and a double garage with utility room. A veranda provides a covered sitting area overlooking the garden.

The property is situated in this most desirable location in quiet position close to the Pinewoods and the Valley Gardens, and is just a short walk from the amenities on Cold Bath Road and from Harrogate town centre. The property is also in the catchment area for Harrogate's well-regarded primary and secondary schools. An internal inspection is strongly recommended.



3 Reception Rooms · Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Parking · Double Garage With Adjoining Utility · Generous Lawned Gardens













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A spacious reception hall with window to front and under stairs cupboard.

#### SITTING ROOM

A spacious and impressive reception room with bay window and attractive marble fireplace with open fire.

#### FAMILY ROOM

A reception room with bay window overlooking the garden, fitted shelving and attractive fireplace with coal-effect living-flame gas fire.

#### DINING ROOM

A further reception room with window to front.

#### CLOAKROOM

With low-flush WC and washbasin. Window.

### DINING KITCHEN

Spacious dining area with windows and glazed doors overlooking the garden, attractive fireplace with gas ignition flame, tiled limestone flooring. There is a range of quality fitted units with granite worktops and island with oak worktop. Integrated appliances including gas hob, double oven, microwave and dishwasher.

### FIRST FLOOR

#### LANDING

A spacious landing with window to rear and large storage cupboard. A pull-down ladder provides access to a large boarded loft which has light and power.

#### BEDROOM 1

A double bedroom with fitted wardrobes and bay window to front.

#### EN-SUITE BATHROOM

A white suite with WC, washbasin set within a vanity unit, shower and bath. Heated towel rail, fitted cupboard and window to front.

#### BEDROOM 2

A double bedroom with windows to side and skylight window. Fitted wardrobes and drawers.

#### BEDROOM 3

A double bedroom with fitted wardrobes and windows to side.

#### BEDROOM 4

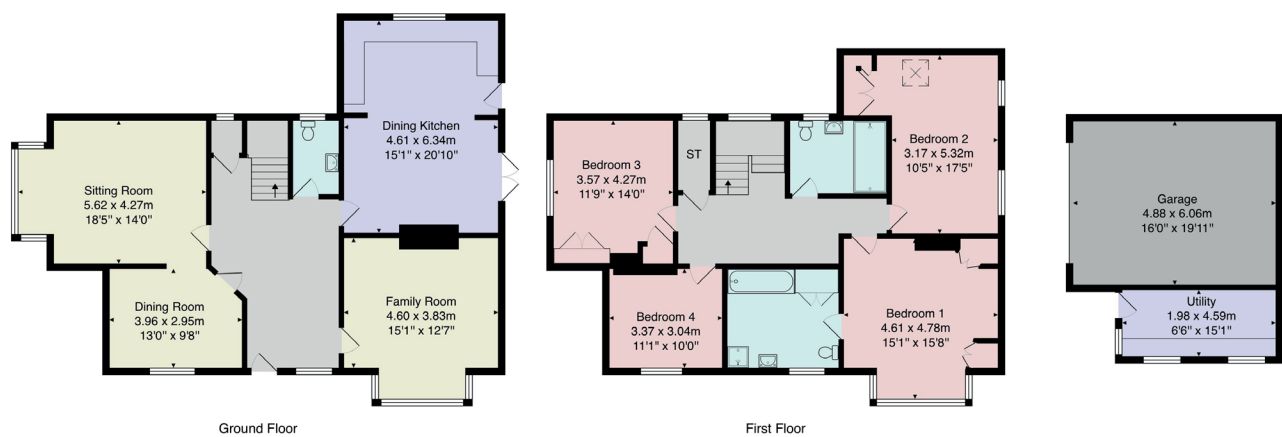
(Currently used as a study.) A further bedroom with fitted desk and shelving and window to front.

#### SHOWER ROOM

A white suite with WC, washbasin set within a vanity unit, and large walk-in shower. Heated towel rail. Tiled walls and floor.



# FLOOR PLAN



Total Area: 225.3 m<sup>2</sup> ... 2425 ft<sup>2</sup> (excluding garage)

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 is surrounded by attractive lawned gardens with well-stocked borders and various paved and decked sitting areas and veranda. A block-paved driveway provides off-road parking and leads to a double garage with electrically operated up-and-over door, light and power. A utility room adjoins the garage and has worktop with sink, fitted base units and space and plumbing for washing machine and tumble dryer.

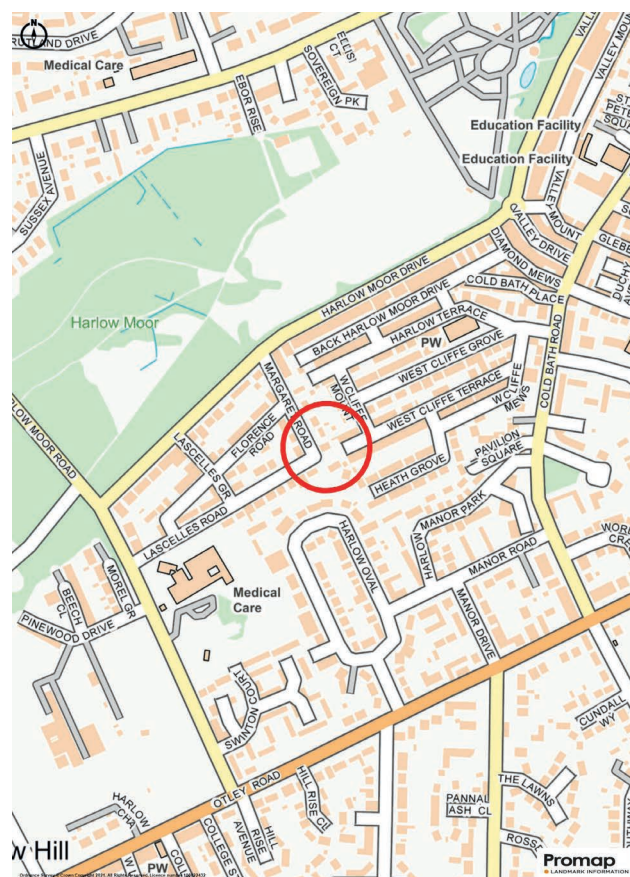
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - G**



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