



VERITY
FREARSON

7 YORK ROAD, HARROGATE, HG1 2QA

OFFERS OVER £1,000,000

7 YORK ROAD,

Harrogate, HG1 2QA

A most impressive and individual six-bedroom townhouse offering very generous and versatile accommodation, situated in a prime position on the Duchy estate, on the edge of the famous Valley Gardens and just a few minutes' walk of Harrogate town centre and associated amenities,

This handsome home reveals extensive accommodation extending to approximately 4,000 square feet, arranged over four levels and complemented by attractive and private rear gardens. An internal viewing is essential to appreciate the size and calibre of this beautiful home.



3 Reception Rooms · Dining Kitchen · Garden Room · Cloakroom

6 Bedrooms · 2 En-Suites · Bathroom

Parking · Private Lawned Rear Garden







ACCOMMODATION

GROUND FLOOR

The main ground floor has a welcoming reception hall and a generous living room with a cast-iron fireplace and plenty of natural light from its large leaded windows. There is further everyday living and entertaining space on the split ground-floor level, including a substantial open-plan kitchen and dining area. The kitchen is fitted with Shaker-style units in white, as well as a central island and integrated appliances, with the dining area providing plenty of space for a good-sized family table and chairs and leads out to a sunny garden room.

LOWER GROUND FLOOR

The lower ground floor has a large utility room for further storage and space for appliances as well as a sizable family room / office and a workshop. The lower ground floor also has two entrances, one to the front of the property and one to the rear, and could be converted to a self-contained flat, subject to the necessary planning consents.

FIRST AND SECOND FLOORS

The six generous double bedrooms are arranged across the upper three levels, including the principal bedroom with built-in storage and modern en-suite shower room. One further bedroom features a stylish en-suite bathroom on the level above it, accessed via a private spiral staircase, while the fourth floor has a contemporary family bathroom and a separate WC.

FLOOR PLAN



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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

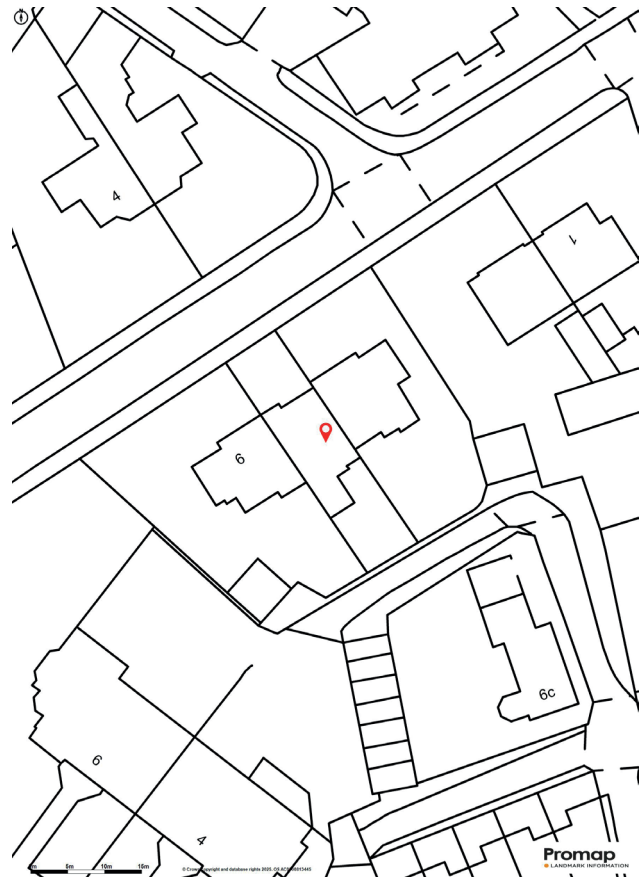
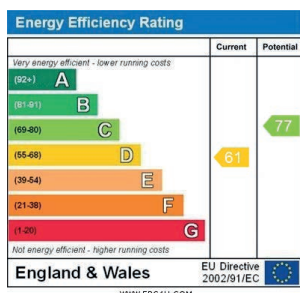
Outside

At the front of the property there is a paved pathway to the entrance and patio garden, which is bordered by established hedgerow. Parking is available along York Road in marked bays, via a residents' permit scheme. At the rear, the garden includes an area of lawn with paved pathways and established border hedgerows, offering privacy from neighbouring properties. There is access to the rear via a private lane off Cornwall Road, where there is a private off-street parking space.

Location

The property is located less than half a mile from the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture and has excellent shopping, leisure and cultural facilities, plus several supermarkets, and a choice of superb schools – both state and independent – including the outstanding-rated Harrogate Grammar School and the independent Harrogate Ladies' College. The area is well connected by road, with the A1(M) just nine miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London King's Cross in three hours.

The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk