



VERITY  
FREARSON

117 FRANKLIN ROAD, HARROGATE, HG1 5EN

GUIDE PRICE £675,000

# 117 FRANKLIN ROAD,

*Harrogate, HG1 5EN*

**For sale with no onward chain, this beautifully presented seven-bedroom, five-bathroom end-terrace Victorian property, set over four floors, offers over 2,200 sq ft of versatile living space.**

Built in the late 19th century, this family home retains many original period features including high ceilings, sash windows and intricate cornicing, combined with contemporary updates for modern living.

The property is positioned in a highly sought-after residential area of Harrogate within walking distance of the town centre, which offers a vibrant range of shops, restaurants and amenities. Excellent schools, parks and transport links are also close by, making this an ideal home for families and professionals alike.



Living Room · Dining Kitchen

7 Bedrooms · 4 En-Suites · Bathroom

Garden







## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming hallway leading to the main living areas.

#### LIVING ROOM

A spacious and bright reception room with large bay window, fireplace and spot lighting.

#### DINING KITCHEN

An elegant and sociable space fitted with a modern kitchen including high-quality finishes, ample storage and a breakfast area – ideal for entertaining.

### BEDROOM / RECEPTION ROOM

A well-proportioned double bedroom with ensuite which could alternatively be used as a second reception room.

### FIRST FLOOR

#### PRINCIPAL BEDROOM

A generously sized double bedroom and ensuite with shower.

#### BEDROOM TWO

A double bedroom with en-suite shower room.

#### BEDROOM THREE

A further double bedroom with en-suite shower room.

### SECOND FLOOR

#### BEDROOM FOUR

A double bedroom.

#### BEDROOM FIVE

A further double bedroom.

#### BEDROOM SIX

A good-sized double bedroom.

#### HOUSE BATHROOM

A contemporary suite comprising WC, hand basin, large bath and separate shower.

### LOWER GROUND FLOOR

Two useful store rooms providing potential for conversion to additional accommodation (subject to consents).

# FLOOR PLAN



Total Area: 219.0 m<sup>2</sup> ... 2357 ft<sup>2</sup> (excluding store 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

To the rear of the property there is an enclosed courtyard garden which wraps around to the front. Mature shrubs and a pathway lead to the front door.

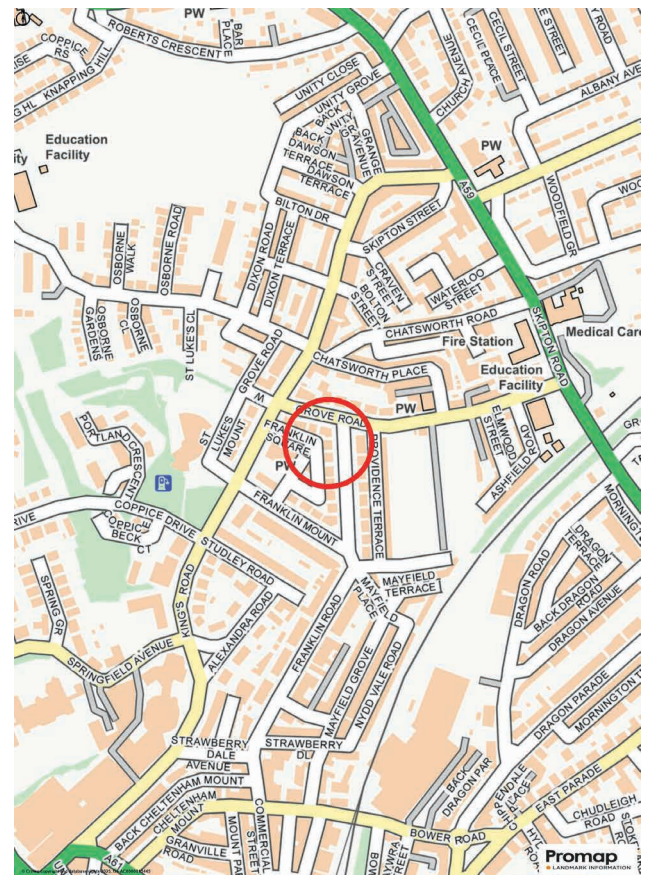
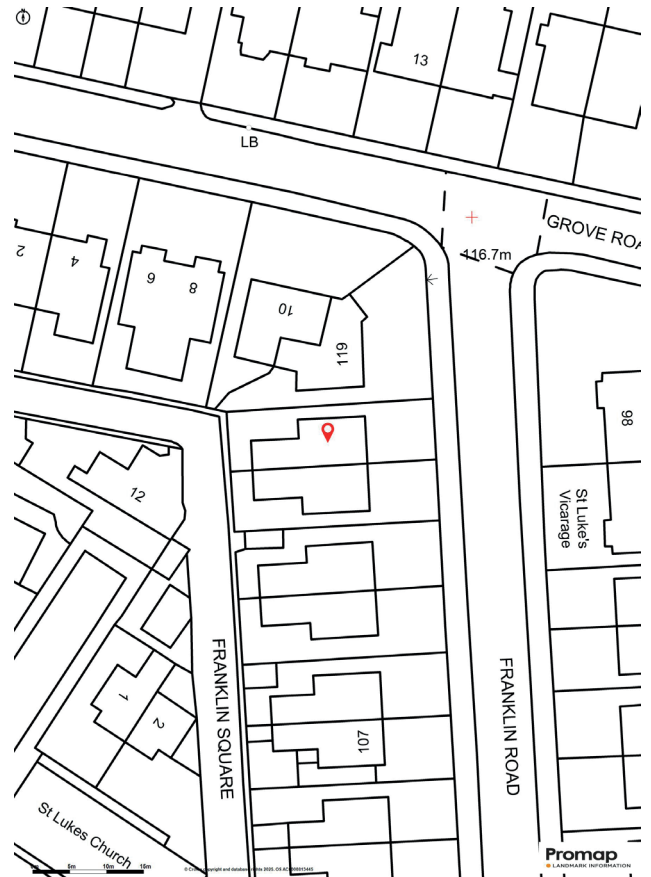
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| www.epc4u.com                               |         |           |

Harrogate

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