



VERITY
FREARSON

55A GREEN LANE, HARROGATE, HG2 9LP

OFFERS OVER £725,000

55A GREEN LANE,

Harrogate, HG2 9LP

A superb four-bedroom detached property occupying a generous plot with attractive gardens and double garage, situated in this desirable south Harrogate location.

The property benefits from a good sized plot and has the distinct advantage of planning permission for a substantial extension and re-modelling scheme. On the ground floor there is a spacious reception room, together with a dining room, kitchen, cloakroom, and utility room. Upstairs, there are four bedrooms and a bathroom. A driveway provides parking and leads to an integral double garage with electric door. There are attractive gardens to the front and rear with lawn, planted borders and paved sitting areas.

Green Lane is a desirable south Harrogate residential street, well served by popular local schools and just a short distance from Harrogate town centre. Offered for sale with no onward chain.

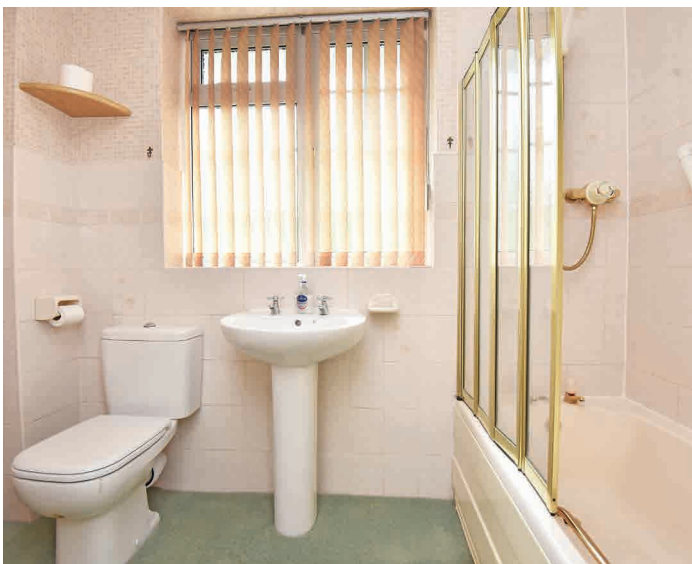


2 Reception Rooms · Kitchen · Utility Room · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Integral Double Garage · Good-Sized Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with windows overlooking the front garden and stone fireplace with living-flame gas fire.

DINING ROOM

A further reception room with glazed doors leading to the rear garden.

CLOAKROOM

With WC and washbasin.

KITCHEN

With a range of fitted units, electric hob, integrated double oven. Space for dining table.

UTILITY ROOM

With fitted units and sink. Space and plumbing for washing machine and tumble dryer.

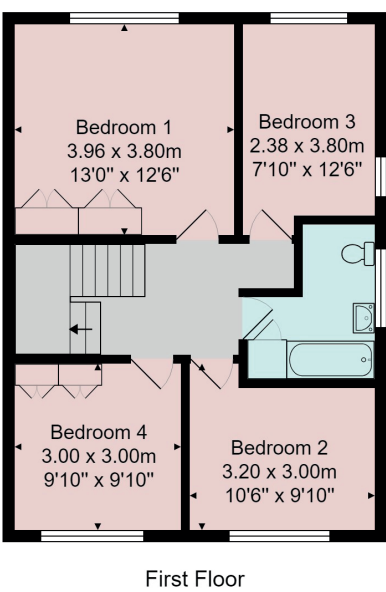
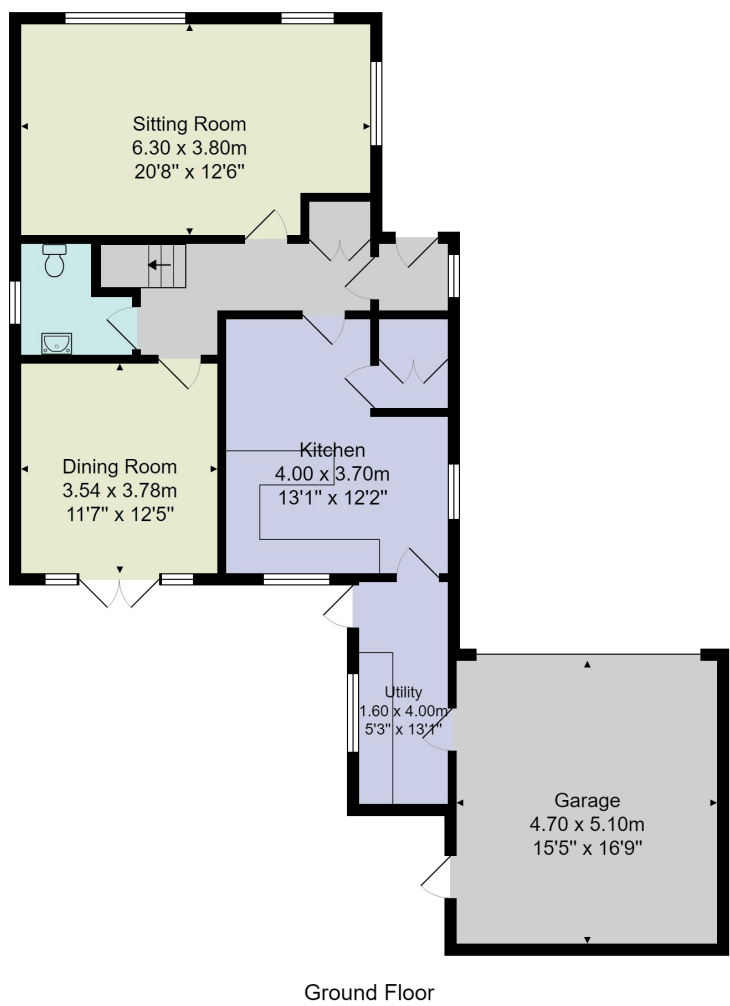
FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor.

BATHROOM

With WC, washbasin and bath with shower above.

FLOOR PLAN



Total Area: 161.0 m² ... 1733 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 drive provides parking and leads to an integral double garage. The property occupies a good- sized and attractive plot with lawned gardens, planted borders and paved sitting areas.

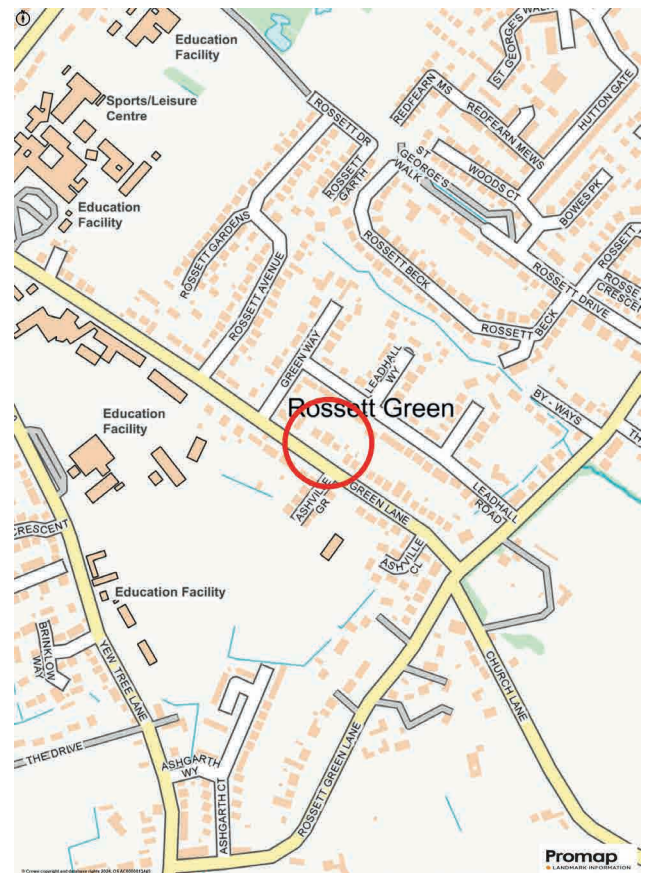
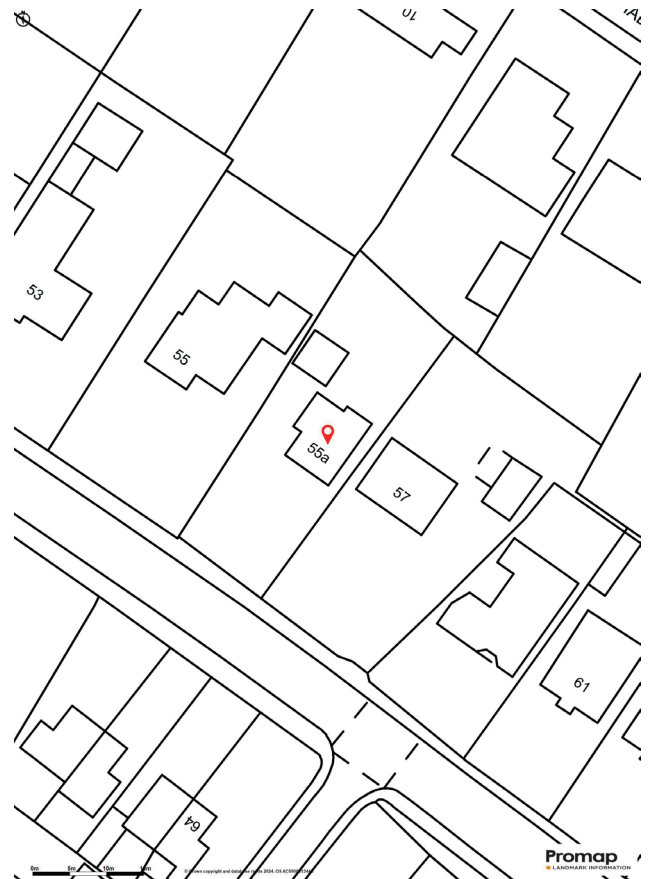
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



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

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

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





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verityfearson.co.uk