



VERITY
FREARSON

24 OTLEY ROAD, HARROGATE, HG2 0DN

£895,000

24 OTLEY ROAD,

Harrogate, HG2 0DN

A fantastic opportunity to purchase this substantial period townhouse with garden and parking, located in this prime Harrogate position close to the Stray and Harrogate town centre and within the catchment of the town's most desirable primary and secondary schools, including Harrogate Grammar School.

This impressive period property provides particularly spacious accommodation over four levels. On the ground floor there is an attractive hallway with wooden flooring and original staircase leading to the upper floors, a spacious sitting room with wood-burning stove and stunning open-plan kitchen and living area at the rear, with glazed doors leading to a balcony and a downstairs WC. Upstairs, there are five good-sized bedrooms, two bathrooms, en-suite and laundry room that could be repurposed as an additional bedroom if required. On the lower ground floor, there is a self-contained one-bedroom apartment with living space, kitchen and shower, which provides additional flexible accommodation that could be used as part of the main house, or as self-contained accommodation due to the separate access from the rear. There is an attractive front garden with path leading to the front door, and to the rear there is a paved garden and parking space.



2 Reception Rooms · Living Kitchen · Cloakroom

Lower Ground Floor One-Bedroom Apartment With Sitting Room And Bathroom

5 Bedrooms · En-Suite · Bathroom · Shower Room · Laundry Room

Off-Road Parking · Balcony · Good-Sized Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL.

With stripped wood flooring that continues to the rest of the ground floor.

SITTING ROOM

A spacious reception room with bay window to front and stone fireplace with wood-burning stove. Fitted shelving.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas and with glazed doors leading to a balcony. Stone fireplace with wood-burning stove and bay window to side. The kitchen comprises a range of stylish modern units with oak worktops and Belfast sink. Integrated dishwasher. Range cooker and space for a free-standing fridge / freezer.

CLOAKROOM

With WC and basin.

LOWER GROUND FLOOR

On the lower ground floor there is a self-contained one-bedroom apartment providing ancillary accommodation. An internal staircase links the lower ground floor with the main house so it could be incorporated as additional

accommodation. However, there is also a private entrance to the rear which means that the apartment can be used separately either by a dependent relative, or the space could be rented to provide additional accommodation. The current owners currently rent this space as holiday accommodation to provide additional income.

The accommodation comprises:

SITTING ROOM

A reception room with fitted cabinets and shelving.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of fitted units with space for appliances.

BATHROOM

With WC, basin set within vanity unit and large walk-in shower. Heated towel rail.

BEDROOM

A large double bedroom.

FIRST FLOOR BEDROOMS

There are two good-sized double bedrooms on the first floor with bay

windows. The main bedroom has an en-suite shower room.

EN-SUITE

With WC, basin set within a vanity unit and shower. Heated towel rail.

BATHROOM

With a modern white suite comprising WC, basin set with vanity unit, shower and bath. Heated towel rail.

LAUNDRY ROOM

A useful laundry room with fitted units, worktop and sink and with plumbing for a washing machine. Potential to be used as an additional bedroom or office if required.

SECOND FLOOR BEDROOMS

There are three further good sized double bedrooms on the top floor. The largest room is currently used at an additional reception room and has fitted wardrobes and drawers.

SHOWER ROOM

A white modern suite comprising WC, twin basins set within a vanity unit and walk in shower. Heated towel rail.

FLOOR PLAN



Total Area: 291.7 m² ... 3140 ft² (excluding balcony)
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

There is vehicular access from the rear lane which leads to a driveway providing off-road parking. There is an attractive and good-sized rear garden with a paved sitting area with fitted seating and planted borders. Useful timber garden shed. Glazed doors in the kitchen lead to a balcony which provides an additional outdoor sitting area. Attractive front garden with lawn and planted borders.

Location

This delightful family home is situated within a desirable and convenient location, opposite Harrogate Grammar school, and within catchment of popular primary schools, is well served by the shops and amenities along Cold Bath Road yet is just a short walk from Harrogate town centre, the Stray and the Valley Gardens.

Services

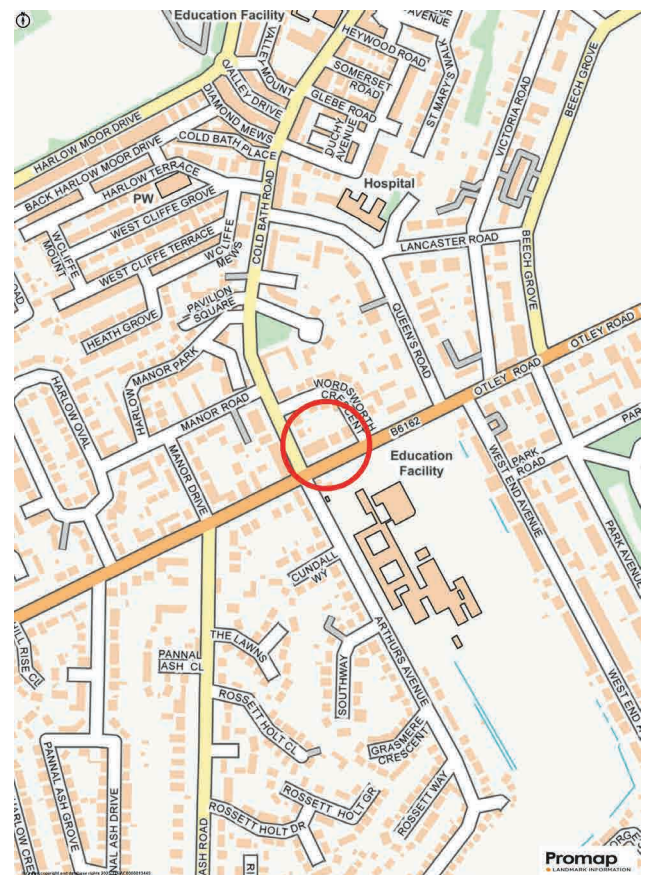
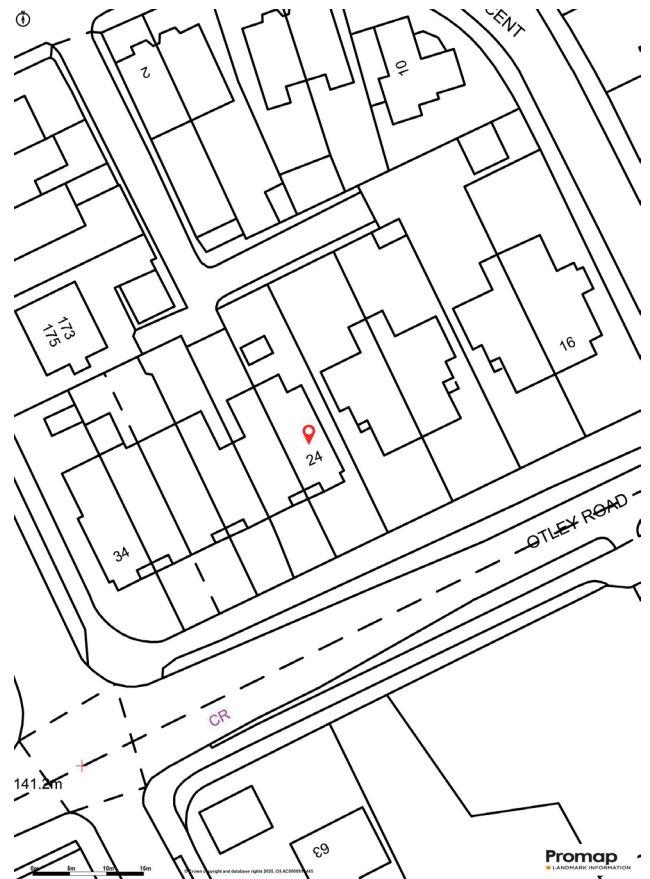
All mains services connected.

Tenure

Freehold

Council Tax Band - F

EPC - D



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