



VERITY
FREARSON

14 NORFOLK ROAD, HARROGATE, HG2 8DA

GUIDE PRICE £850,000

14 NORFOLK ROAD,

Harrogate, HG2 8DA

A fantastic opportunity to purchase a spacious and well-presented semi-detached family home with an attractive garden and superb garden office, situated within this desirable south Harrogate location.

This excellent property provides generous and flexible living space with two reception rooms and a modern dining kitchen with glazed doors leading to the rear garden. Upstairs, there are three good-sized bedrooms and a stylish bathroom, together with useful attic storage. Outside, there is a private driveway providing parking, an enclosed rear garden with multiple sitting areas, and a substantial garden office with ensuite WC and attached store.

The property is situated in a highly sought-after position just off Leeds Road, close to a parade of shops, Hornbeam Park railway station, and within the catchment of Harrogate's most popular primary and secondary schools.

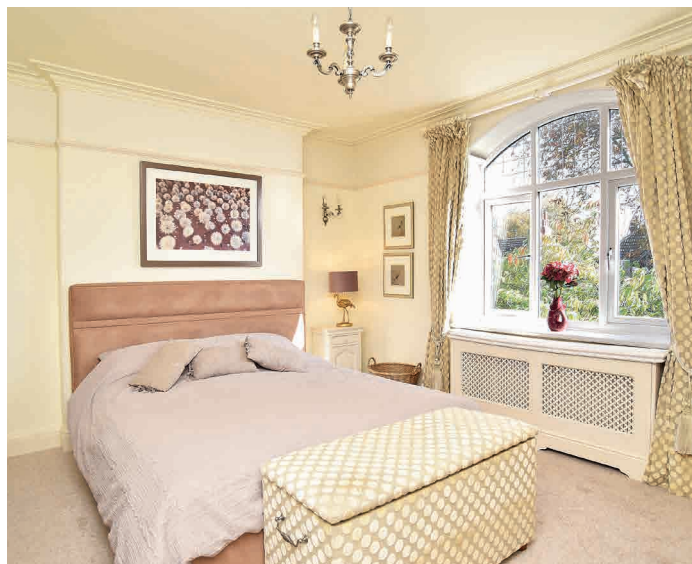
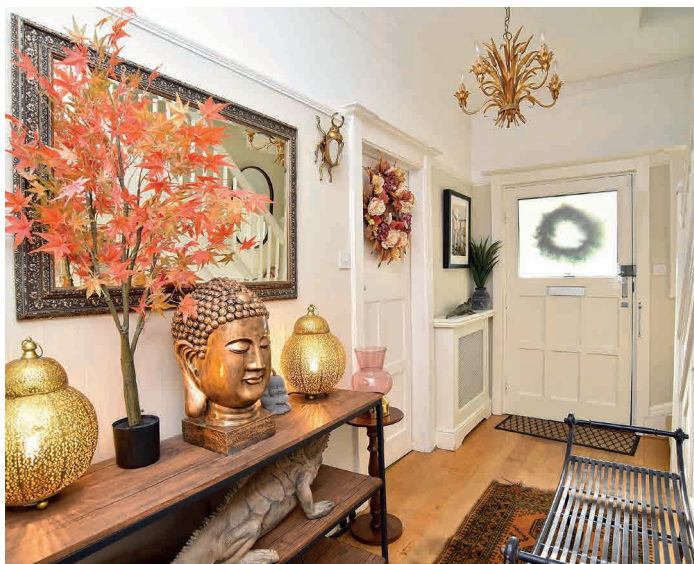


2 Reception Rooms · Dining Kitchen

Bedrooms · Bathroom · Storeroom

Off-Road Parking · Enclosed Lawned Garden · Garden Office · Garden Store







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window to the front and feature fireplace housing an original vintage living-flame gas fire.

FAMILY ROOM

A further reception room with window to the side and attractive fireplace with an original vintage living-flame gas fire. Solid Oak flooring throughout. Under-stairs storage cupboard.

DINING KITCHEN

A superb open-plan dining kitchen with glazed doors leading to the rear garden. The kitchen comprises a range of fitted wall and base units with worktops, range cooker, integrated dishwasher and washing machine.

FIRST FLOOR BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further good-sized double bedroom with fitted wardrobe and window to the side.

BATHROOM

A modern white suite comprising WC, twin washbasins set within a vanity unit, bidet, corner bath and separate shower.

SECOND FLOOR BEDROOM 3

A large double bedroom with ornamental original vintage fireplace and eaves storage.

STOREROOM

Providing useful additional storage space, or perfect for converting to a second bathroom.

FLOOR PLAN



Total Area: 188.6 m² ... 2030 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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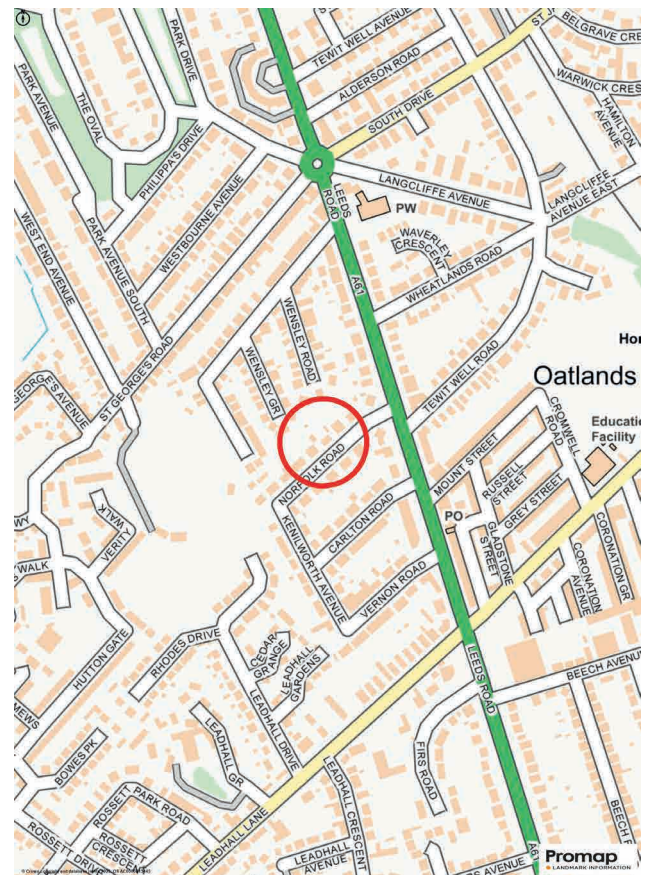
A driveway provides off-road parking and leads to the garden office. To the rear of the property there is a good-sized, enclosed garden with artificial lawn, gazebo covered sitting area with electric power and a paved patio, creating an ideal outdoor entertaining space.

A substantial detached garden office providing a perfect work-from-home environment or additional accommodation, perfect for a family member. Featuring separate power, heating, light and en-suite WC with hot water. Storage is available in the full length of the floored loft above.

Attached to the office, providing further useful storage space.

All mains services connected.

Freehold

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