



VERITY
FREARSON

18 RAYLEIGH ROAD, HARROGATE, HG2 8QR

FIXED PRICE £1,050,000

18 RAYLEIGH ROAD,

Harrogate, HG2 8QR

A most impressive four-bedroom detached family residence occupying a particularly generous plot, situated in this prime position within one of south Harrogate's most desirable and well-connected locations, perfectly placed for highly regarded schools and excellent local amenities.

The property has been thoughtfully extended to create spacious and versatile accommodation, blending period character with modern living.

This fine home enjoys a most convenient setting within walking distance of Hornbeam Park railway station and a range of amenities, whilst the nearby town centre of Harrogate offers an abundance of boutiques, restaurants, and leisure facilities.



3 Reception Rooms · Breakfast Room · Utility Room · Cloakroom

4 Bedrooms · Bathroom

Ample Off-Road Parking · Garage · Delightful Landscaped Garden







ACCOMMODATION

GROUND FLOOR

A grand reception hallway with elegant wood panelling provides a fitting introduction to the home, leading to three beautifully proportioned principal reception rooms which exude both character and comfort. One reception room features a charming wood-burning stove, creating a warm and inviting focal point, while the other leads into a tasteful side extension/ snug providing extended flexible accommodation and incorporating French doors that open onto a delightful paved seating area, ideal for al fresco dining and summer entertaining.

The well-appointed breakfast kitchen is fitted with a comprehensive range of contemporary units and integrated appliances, together with a breakfast bar for informal dining. The kitchen flows seamlessly into a spacious dining area with bi-fold doors opening onto the paved patio, creating an exceptional space for modern family living. There is also a fully equipped utility room providing excellent additional storage and practicality, as well as a useful cloakroom / WC.

FIRST FLOOR

To the first floor there are four well-balanced bedrooms, including a particularly generous principal bedroom with pleasant views over the garden. A well-appointed family bathroom serves all bedrooms.

Throughout the property, quality bespoke hardwood windows complement the design and enhance its refined appearance, reflecting the care and attention given to every detail of this superb home.

FLOOR PLAN



Total Area: 156.6 m² ... 1685 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

The property stands within an exceptional plot, featuring generous driveway parking to the front and a large detached garage to the side of the house. The garage is double-skimmed, future-proofing it for potential conversion into additional accommodation, subject to the necessary consents.

The beautifully landscaped rear garden is a true highlight, with mature planting, a manicured lawn, and an inviting patio area. A variety of established fruit trees can be found throughout both the main garden and the enchanting "secret garden" beyond, creating a tranquil and private outdoor retreat.

Services

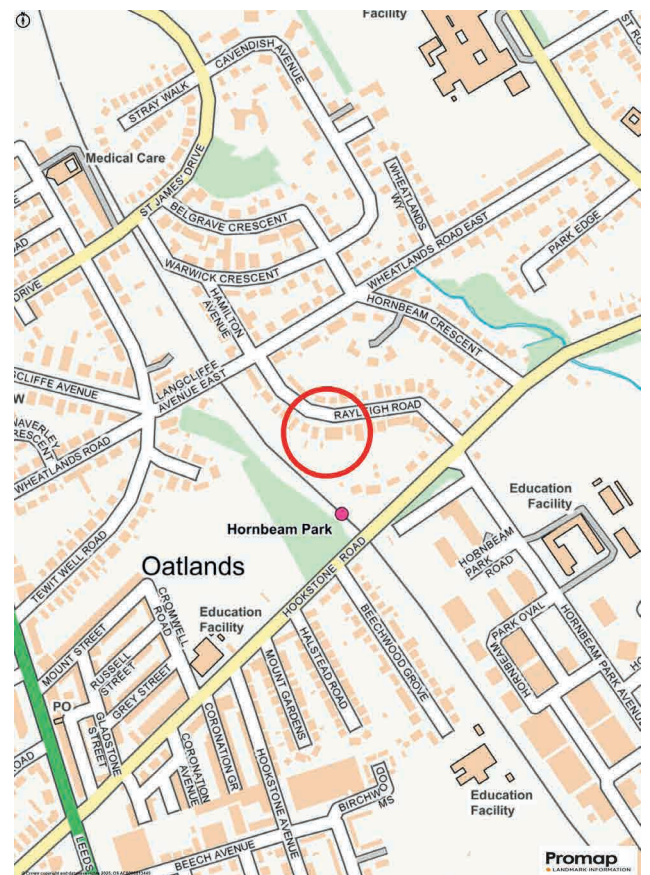
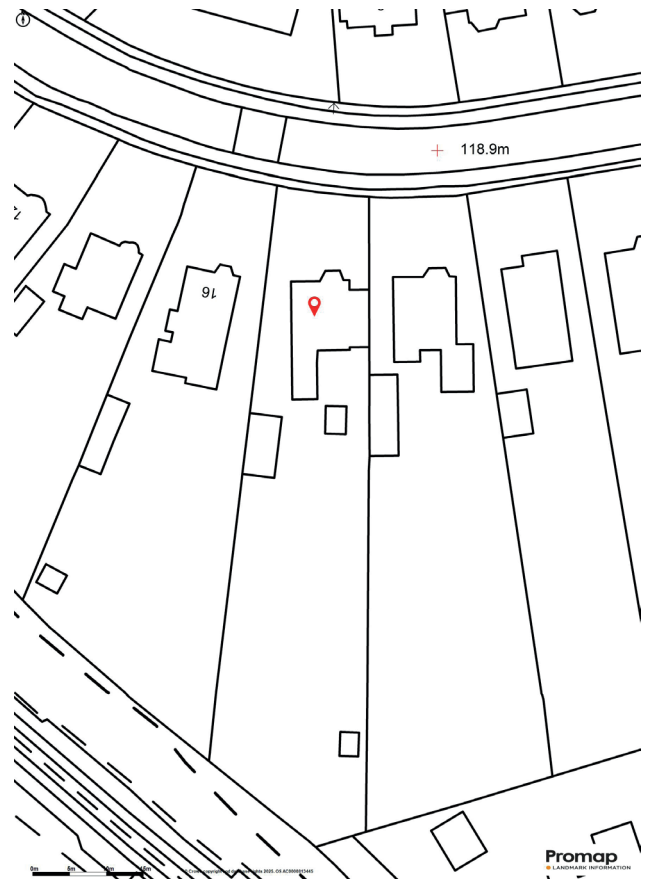
All mains services connected.

Tenure

Freehold

Council Tax Band - F

EPC - D



Harrogate

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