



VERITY  
FREARSON

142 WETHERBY ROAD, HARROGATE, HG2 7AB

GUIDE PRICE £1,250,000

# 142 WETHERBY ROAD,

*Harrogate, HG2 7AB*

**A home of exceptional presence and style, this beautiful five bedroom, four bathroom residence has been substantially extended to offer over 3,300 sq. ft. of luxurious living space.**

Set within a generous, landscaped plot behind electric gates, it combines contemporary sophistication with the warmth and versatility of an exceptional family home. Light-filled interiors, exquisite finishes, and seamless connections to the south-west facing gardens create a residence of true distinction.

Perfectly situated within one of the area's most sought-after settings, the property is ideally placed for excellent local schools, boutique shopping, and everyday amenities, including two supermarkets and the renowned Fodder Food Hall & Café. Scenic Crimple Valley countryside walks are on the doorstep, while excellent transport links via the A1(M), regular bus services, and nearby rail connections provide swift access to Harrogate, Wetherby, Leeds, York, and London King's Cross. An internal viewing is essential to appreciate the style, quality and size of this stunning home.



Living Kitchen · Sitting Room · Living Room · Family Room/Bedroom 5 · Utility · En-Suite · Cloakroom

5 Bedrooms · 4 Bathrooms (3 En-Suites and House Bathroom)

Ample Off-Road Parking · South-West Facing Landscaped Garden











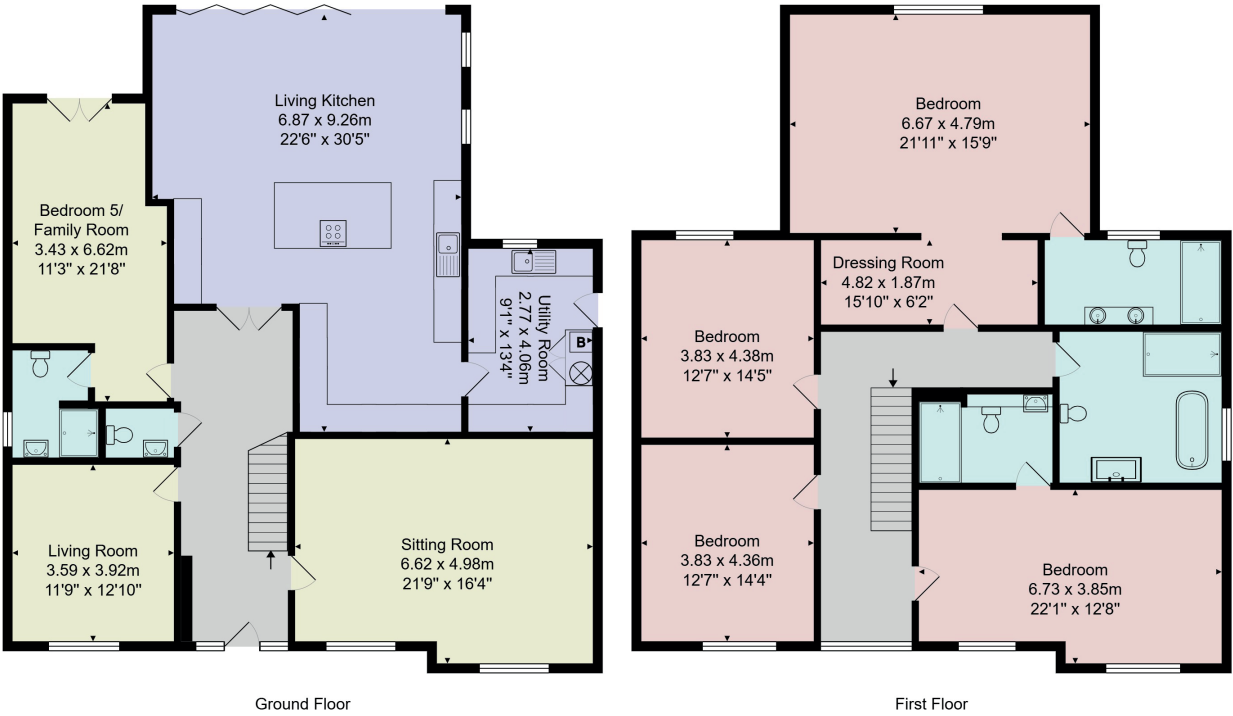
## ACCOMMODATION

The inviting reception hall opens into a collection of beautifully proportioned living spaces, each thoughtfully designed for comfort and versatility. Three elegant reception rooms include a refined sitting room, a cosy snug opening onto the sun-drenched terrace, and a dedicated home office which could also serve as a comfortable ground-floor bedroom. A stylish shower room completes this level.

At the heart of the home lies a spectacular open-plan living, dining and kitchen area – a magnificent space ideal for both everyday life and entertaining on a grand scale. Here, bespoke cabinetry, granite work surfaces, and a large breakfast island complement a range of premium integrated appliances. Expansive bi-fold doors flood the space with natural light and open directly onto the paved terrace, creating a seamless connection between house and garden. A well-equipped utility room provides further convenience and external access.

To the first floor, an elegant glass balustrade staircase rises to an open galleried landing, leading to four beautifully appointed bedrooms. The principal suite offers a serene private retreat with a dressing area and a luxurious en-suite shower room, featuring a double vanity, illuminated mirrors, and a walk-in rainfall shower. Bedroom two also benefits from a contemporary en-suite shower room, while the family bathroom exudes boutique-hotel sophistication, complete with a freestanding bath, walk-in shower, and bespoke vanity unit.

# FLOOR PLAN



Total Area: 309.9 m² ... 3336 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

Outside, the house is approached via a sliding electric gate, the property enjoys a sense of privacy and presence, with a wide tarmac driveway providing ample secure parking. To the rear, the south-west facing garden offers an idyllic sanctuary for relaxation and entertaining, featuring paved terraces, a shaped lawn, and landscaped borders designed to capture the sun throughout the day. The house is adjacent to the Great Yorkshire Show Ground and overlooks the Crimple Valley beyond, offering a sense of open space and a naturally quiet setting offering a rural feel to the rear of the property.

## Agents Note

There is provision for water and electric to the shed and this area provides scope to build a garden room/gym/home office subject to the necessary consents.

AI has been used to dress some of the images used online and, in the sales particulars.

## EPC - C

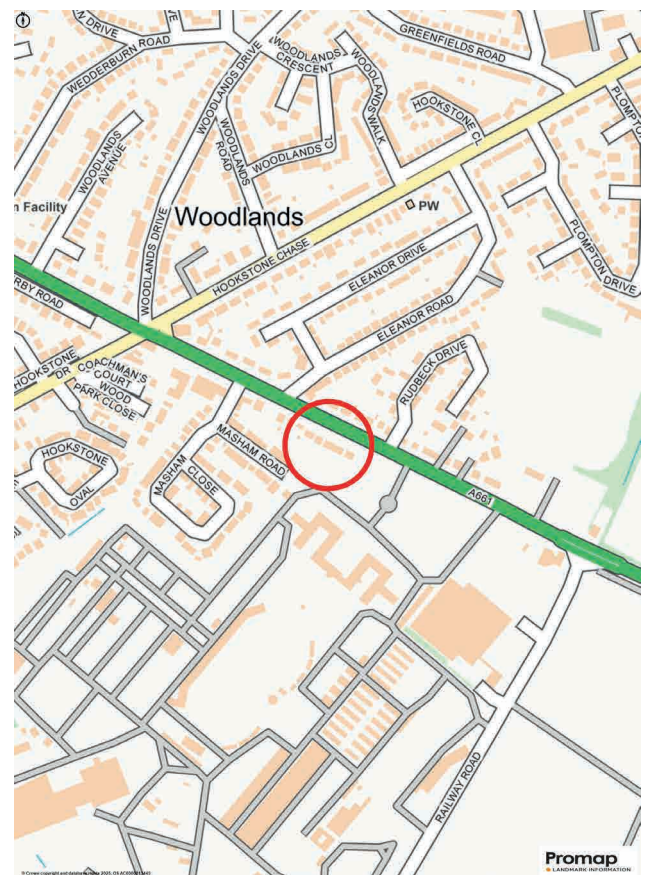
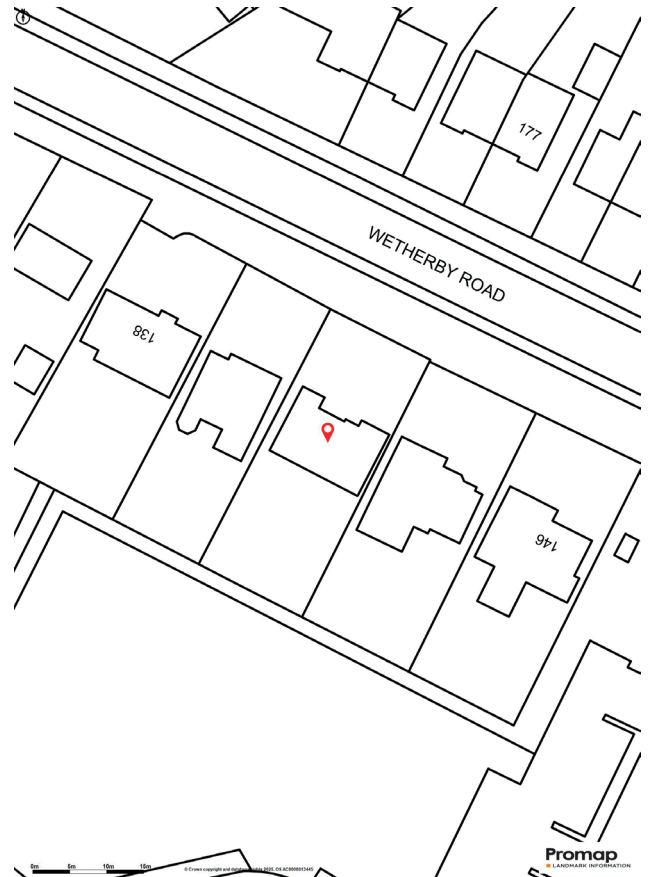
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	79	81
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		

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