



VERITY
FREARSON

1 ST CLEMENT'S ROAD SOUTH, HARROGATE, HG2 8LY

GUIDE PRICE £500,000

1 ST CLEMENT'S ROAD SOUTH,

Harrogate, HG2 8LY

An extended and newly refurbished three-bedroom semi-detached house with driveway and attractive gardens, situated in this desirable location well served by amenities and popular local schooling. This excellent home provides good-sized and beautifully presented accommodation that has been updated and modernised to a high standard by the current owners in recent years.

On the ground floor there is a stunning open-plan, extended living kitchen with modern kitchen fittings and glazed bi-folding doors leading to the garden. There is also a separate sitting room with a wood-burning stove, together with three good-sized bedrooms and a modern bathroom

The property is situated in this ever-popular location, close to excellent local amenities which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray.



Living Kitchen · Sitting Room

3 Bedrooms · Bathroom

Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window and brick fireplace with wood-burning stove.

LIVING KITCHEN

A stunning open-plan kitchen and living area with extended dining space with glazed bi-folding doors leading to the garden. Living-flame gas stove. The modern fitted kitchen comprises a range of stylish wall and base units with granite worktops and breakfast bar, gas hob, integrated double oven, washer / dryer, dishwasher and fridge / freezer.

FIRST FLOOR BEDROOM 1

A double bedroom with ornamental fireplace and bay window to front.

BEDROOM 2

A double bedroom with fitted wardrobes.

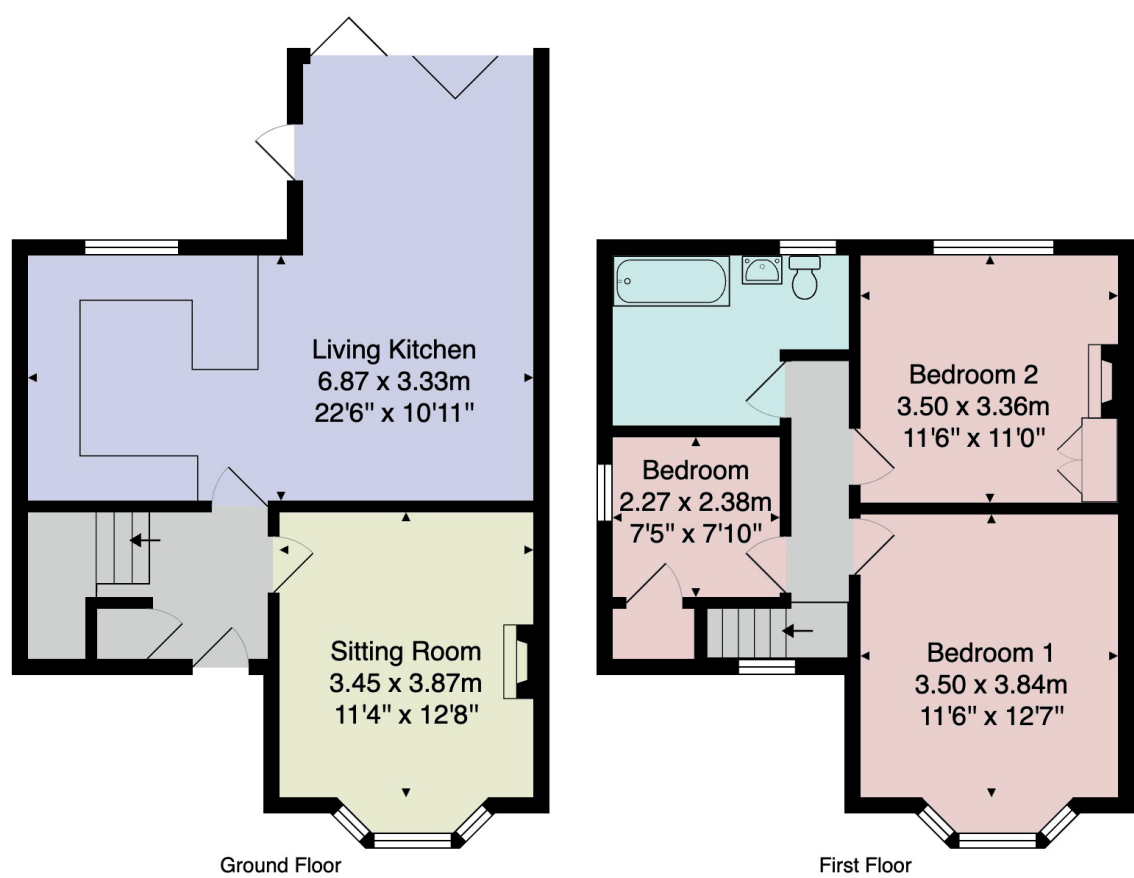
BEDROOM 3

A further bedroom with fitted cupboard.

BATHROOM

A white modern suite comprising WC, washbasin set with a vanity unit, and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 98.0 m² ... 1054 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

There is a good-sized landscaped garden to the rear with lawn and decked sitting area. A block -paved driveway to the front provides parking and there is an attractive lawned front garden.

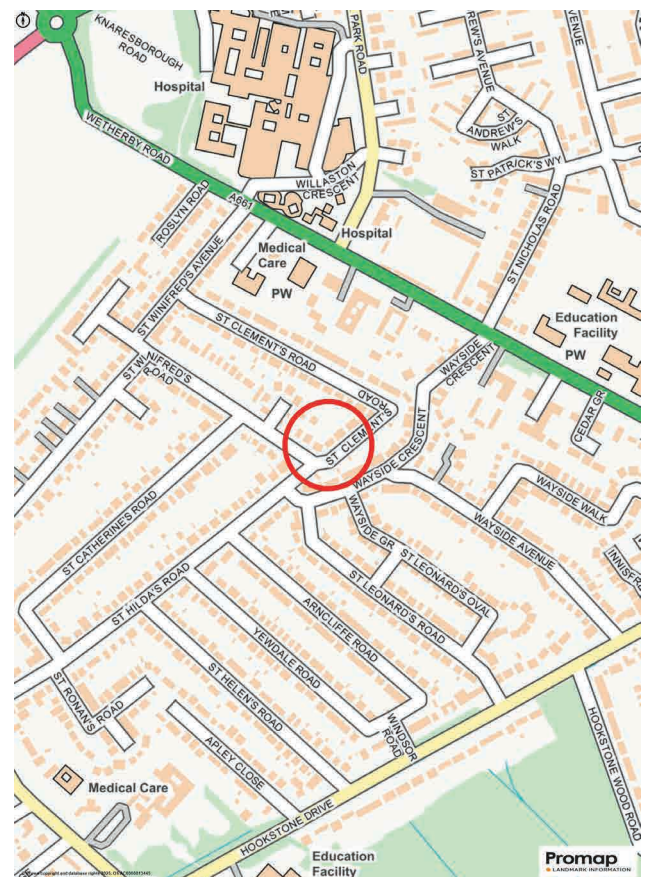
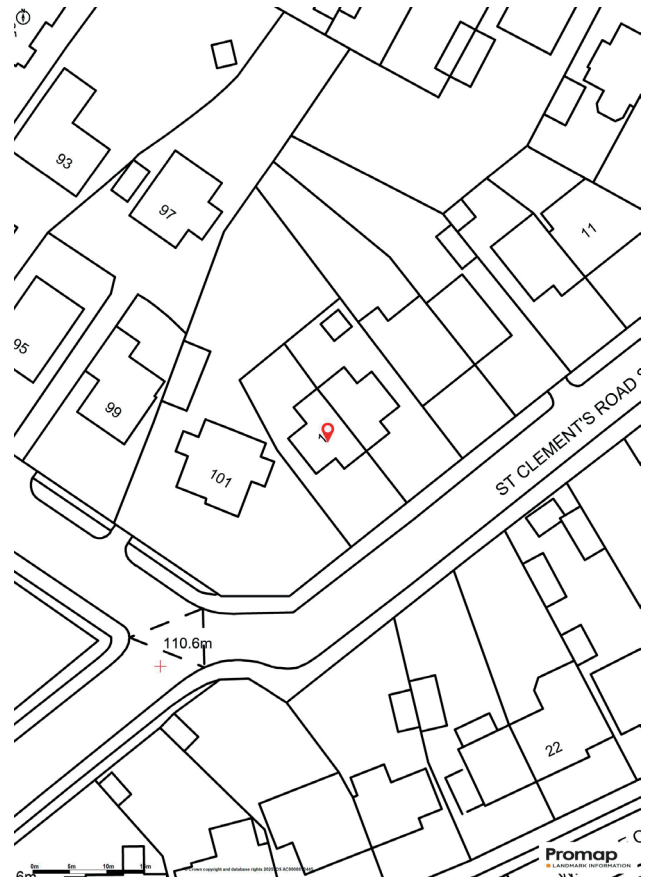
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		84
B (81-91)		
C (69-80)	70	
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		

Harrogate

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