



VERITY
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14 ST MARK'S AVENUE, HARROGATE, HG2 8AE

OFFERS OVER £900,000

14 ST MARK'S AVENUE,

Harrogate, HG2 8AE

An impressive end terrace period home with four bedrooms, three bathrooms and generous living space extending to approximately 2,446 sq ft (227 sq m). This beautifully appointed property enjoys a private enclosed garden and is situated on one of Harrogate's most sought-after tree-lined avenues.

This superb family home combines period charm with modern sophistication and offers exceptionally spacious and versatile accommodation arranged over three floors. Retaining much of its original character, the property features tall sash windows, decorative cornicing and elegant styling throughout. The highlight of the home is the stunning open plan dining kitchen, which opens directly to the garden via bi-folding doors, a perfect space for family living and entertaining.

St Mark's Avenue is one of Harrogate's most desirable residential locations, within easy walking distance of the Stray and the town centre, where there is a wide variety of shops, cafés, bars, restaurants and transport links. Excellent local amenities, schools and the beautiful RHS Harlow Carr gardens are also close by.

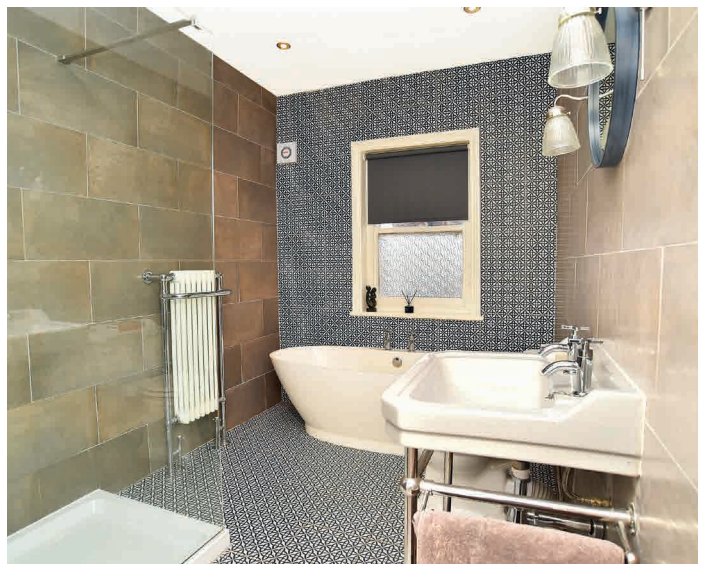


Sitting Room · Dining Kitchen · Cloakroom · Utility Room#

4 Bedrooms · En-Suite Shower Room · Shower Room · Bathroom

Front and Rear Gardens







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Welcoming reception hall with parquet flooring providing access to the main living areas.

SITTING ROOM

A superb 29ft reception space, originally two separate rooms now combined to create a bright and airy open plan living area. Ornate cornicing, bay window with fitted shutters and a wood-burning stove to the front. The rear section features a modern inset real-flame electric fireplace and French doors leading to the garden.

DINING KITCHEN

A fabulous extended open plan living kitchen with sitting and dining area, skylight windows and bi-fold doors opening to the garden. Fitted with a range of Shaker-style units and a large central island with marble worktop and breakfast bar. Integrated Miele appliances include double oven, induction hob and extractor, fridge/freezer and dishwasher. The dining area provides built-in seating and ample space for a family dining table.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

Providing a useful storage space with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A luxurious principal bedroom with bay window, dressing area, study space and ensuite bathroom.

EN-SUITE SHOWER ROOM

A modern white suite with freestanding roll-top bath, walk-in shower, WC and basin.

BEDROOM 2

A further double bedroom.

BATHROOM

A stylish family bathroom with free-standing bath, large walk-in shower, WC and washbasin.

SECOND FLOOR

BEDROOM 3

A generous double bedroom.

BEDROOM 4

A further double bedroom.

SHOWER ROOM

A modern suite comprising shower, WC and washbasin.

FLOOR PLAN



Total Area: 233.3 m² ... 2511 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

At the front of the property, a wrought-iron gate opens to a pathway leading to the front door. The low-maintenance front garden features gravel, shrubs and space for potted plants. On-street parking is available on St Mark's Avenue and via the rear access lane.

The rear garden is walled and designed for ease of maintenance, featuring raised timber decking, patio areas with built-in bench seating and a timber-framed pergola. Raised sleeper beds are planted with shrubs and trees, and there is a small ornamental pond. A gated access opens to the lane behind the house.

Location

St Mark's Avenue lies within one of Harrogate's most prestigious residential areas, close to the 200-acre Stray and within half a mile of the town centre. Nearby amenities include local shops, cafés and restaurants on Leeds Road and at the award-winning Bettys Café Tea Rooms. Harrogate station provides services to Leeds, York and London Kings Cross, while road links via the A59 and A1(M) give easy access to major regional centres.

The area is well served by a selection of highly regarded state and independent schools and offers beautiful nearby countryside, including the Nidderdale National Landscape and RHS Harlow Carr gardens.

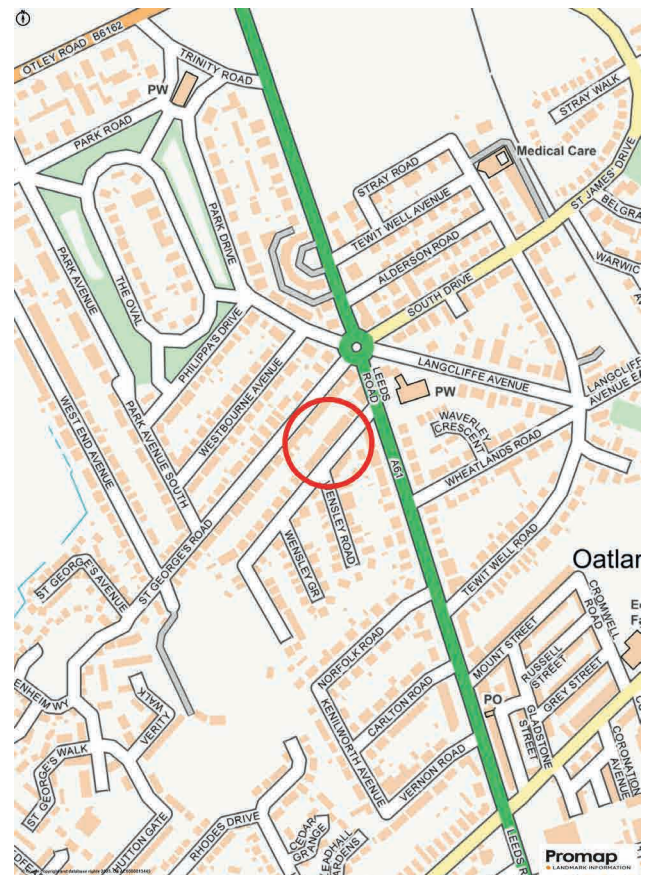
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	78
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
36	

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