



VERITY
FREARSON

9 BELMONT ROAD, HARROGATE, HG2 0LR

GUIDE PRICE £500,000

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Harrogate, HG2 0LR

A beautifully presented four-bedroom townhouse providing generous accommodation arranged over four levels, with an attractive south-facing garden, situated in this highly desirable and convenient location just a few minutes' walk from Harrogate town centre.

This excellent home offers high-quality accommodation, ideal for modern family living. The property features a spacious sitting room with woodburning stove, together with a contemporary open-plan dining kitchen with glazed doors leading to the garden. The lower ground floor provides useful additional space and a utility area, while the upper floors offer four good-sized bedrooms and two stylish modern bathrooms. Outside, there is an enclosed south-facing garden providing a pleasant outdoor sitting and entertaining space.

Belmont Road is a popular residential street located just off Cold Bath Road, which offers a range of excellent local amenities including shops, cafés and restaurants. The property is also within easy walking distance of Harrogate town centre, the Stray and mainline railway station.



Kitchen · Sitting Room · Dining Room · Utility · Cloakroom

4 Bedrooms · Bathroom · Shower Room

South Facing Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to the front and woodburning stove.

DINING KITCHEN

With space for a dining area and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with electric hob, integrated oven, integrated fridge/freezer and space for a dishwasher.

LOWER GROUND FLOOR

There are various rooms on the lower ground floor providing useful additional accommodation and a utility area.

FIRST FLOOR

BEDROOMS

There are two good-sized bedrooms on the first floor.

BATHROOM

A stunning modern bathroom comprising WC, basin, freestanding bath and large walk-in shower. Tiled walls and floor with underfloor heating.

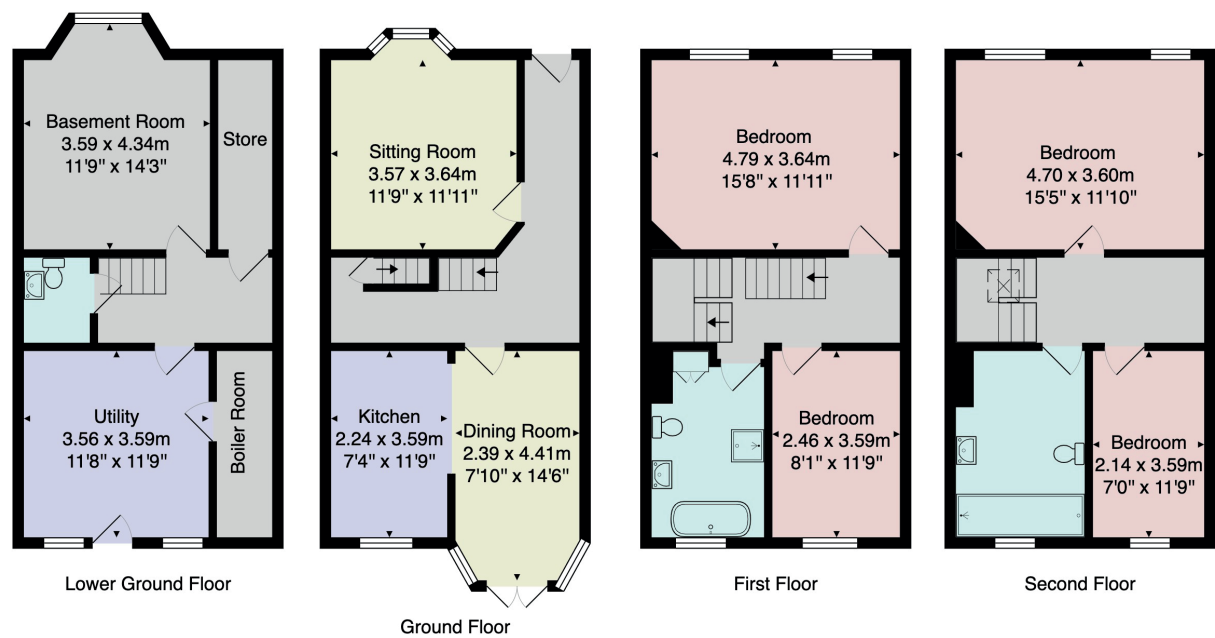
SECOND FLOOR BEDROOMS

There are two further good-sized bedrooms on the second floor.

SHOWER ROOM

A modern white suite comprising WC, basin set within a vanity unit and large walk-in shower. Tiled walls and floor.

FLOOR PLAN



Total Area: 179.2 m² ... 1928 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 an attractive south-facing rear garden providing an enclosed outdoor sitting and entertaining space. On-street parking is available to the front of the property.

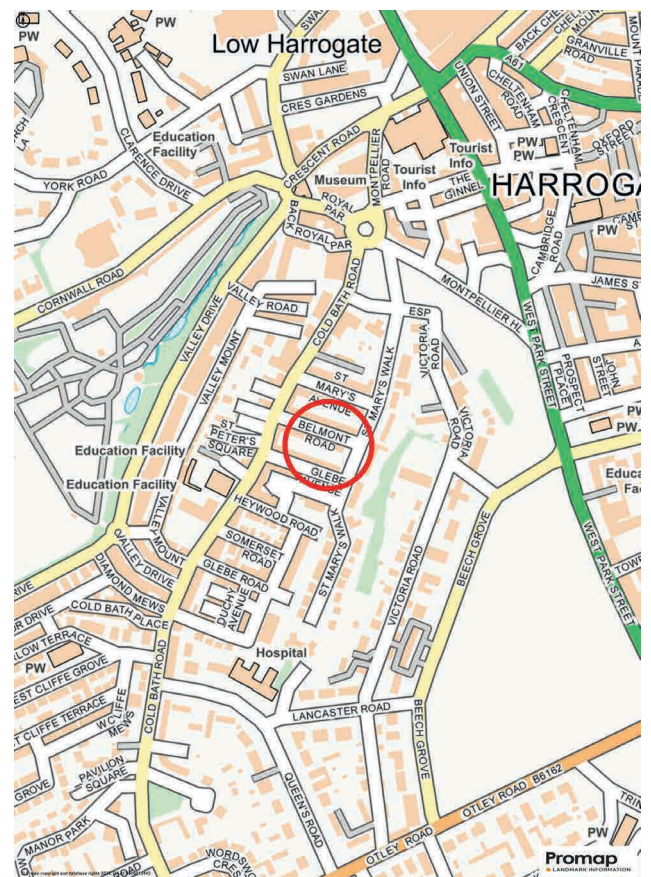
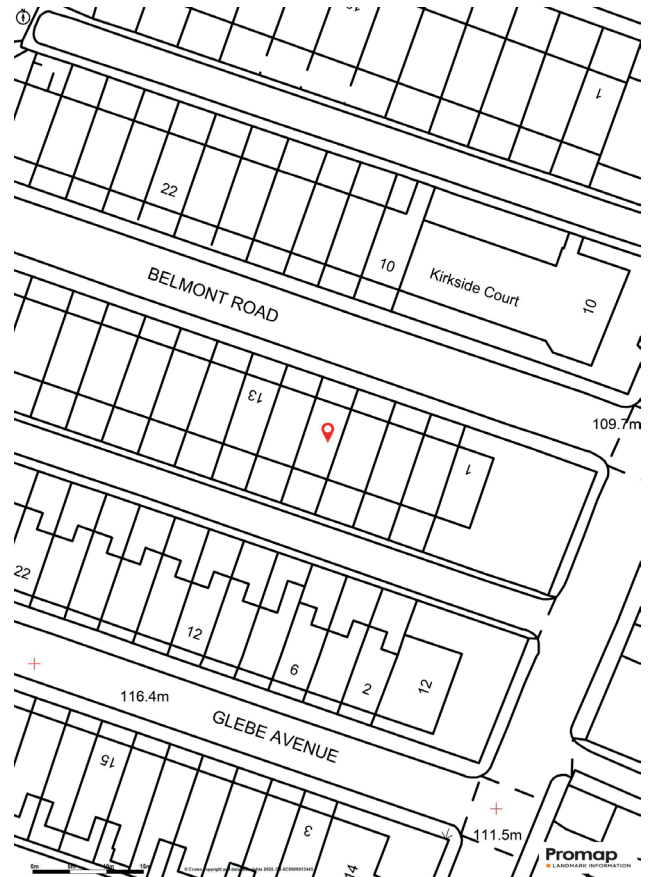
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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