



VERITY
FREARSON

51 ARTHURS AVENUE, HARROGATE, HG2 0EB

OFFERS OVER £635,000

51 ARTHURS AVENUE,

Harrogate, HG2 0EB

A superb four-bedroom semi-detached house with a large garden enjoying a delightful open outlook to the rear over adjoining school fields, situated in this prime south Harrogate position just a couple of minutes' walk from Harrogate Grammar School.

This excellent home has been extended to provide spacious and well-presented accommodation including a stunning open-plan living kitchen, dining area and garden room with French doors leading onto the garden, together with a sitting room, utility and downstairs cloakroom. Upstairs there are four double bedrooms and two bathrooms. A particular feature is the large and attractive garden with various sitting areas and open aspect to the rear, together with a timber garden office, which is ideal for home working.

The property is situated in a desirable south Harrogate location, within catchment for popular primary and secondary schools, close to local amenities and just a short distance from Harrogate town centre.



Sitting Room · Dining Kitchen · Conservatory · Utility Room · Cloakroom

4 Double Bedrooms · 2 Bathrooms

Off-Road Parking · Lawned Garden · Garden Office







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window, media wall and electric fire incorporating faux logs and pebbles.

LIVING KITCHEN

A stunning L-shaped open-plan kitchen, dining and living space with glazed doors and windows overlooking the garden. The kitchen comprises a range of stylish modern units with granite worktops and breakfast bar, with integrated appliances including gas hob, double oven, microwave and dishwasher.

DINING AREA

With French doors leading out onto the garden.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

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

FIRST FLOOR BEDROOMS

Two good-sized double bedrooms.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit and large walk-in shower. Heated towel rail.

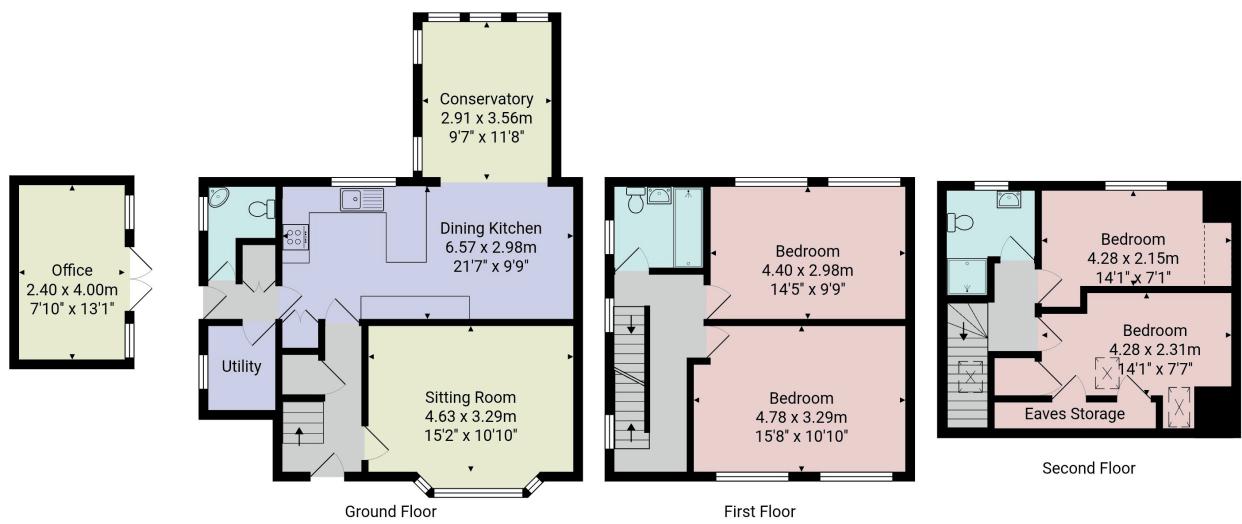
SECOND FLOOR BEDROOMS

Two further good-sized bedrooms.

SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.

FLOOR PLAN



Total Area: 148.7 m² ... 1601 ft²

All measurements are approximate and for display purposes only.
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OUTSIDE

The property occupies a generous plot with driveway providing off-road parking. To the rear there is a large and attractive garden with lawn, well-stocked planted borders, and paved and decked seating areas. The garden enjoys a delightful open aspect over adjoining school fields.

GARDEN OFFICE

Timber-built garden office with light and power, providing an excellent work-from-home space.

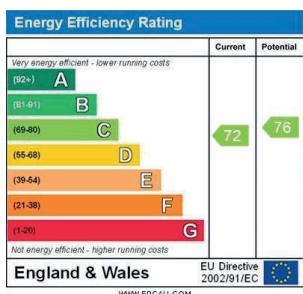
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - C



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

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sales@verityfrearson.co.uk
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