



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.

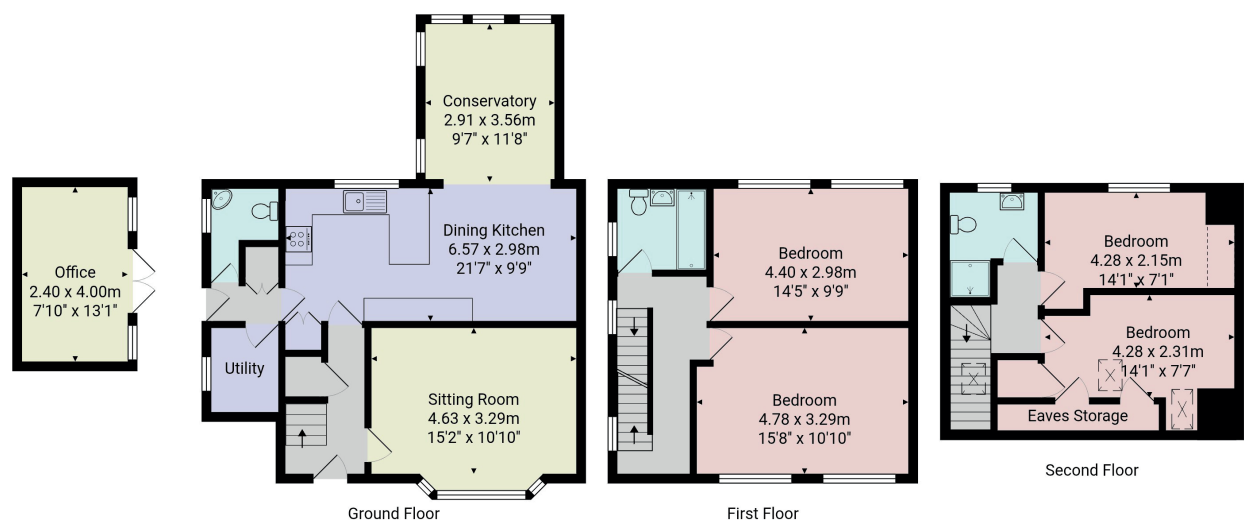
### SECOND FLOOR BEDROOMS

Two further good-sized bedrooms.

### SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.

# FLOOR PLAN



Total Area: 148.7 m<sup>2</sup> ... 1601 ft<sup>2</sup>

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

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.

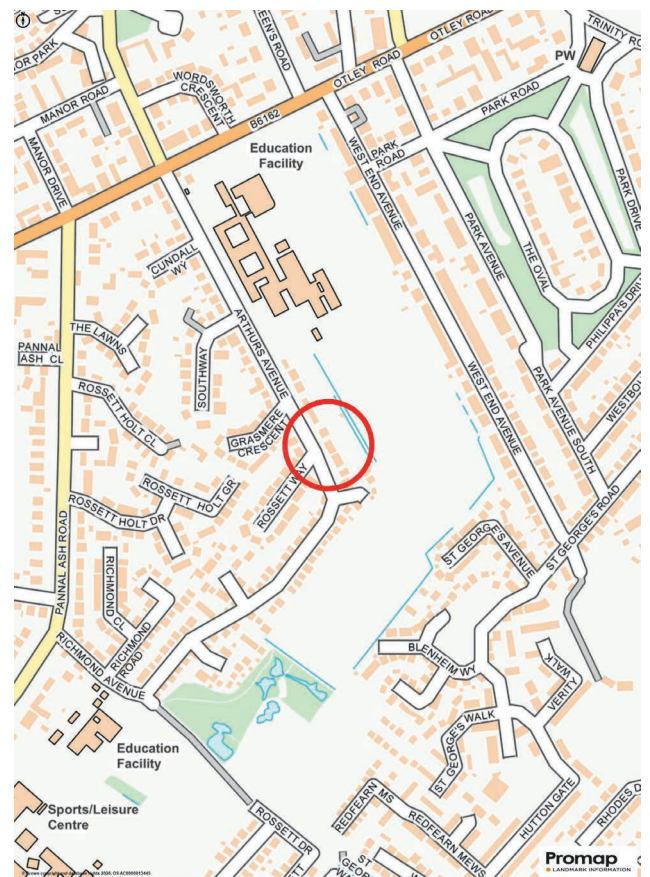
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
	72	76
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk





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