



VERITY
FREARSON

HOLLINS HOUSE, 17 HOLLINS ROAD, HARROGATE, HG1 2JF

GUIDE PRICE £865,000

HOLLINS HOUSE, 17 HOLLINS ROAD,

Harrogate, HGI 2DF

A beautifully presented and substantial five-bedroom Victorian townhouse which has been refurbished to an exceptional standard, retaining its original period character while providing high-quality modern living accommodation. The property is situated in a most convenient and sought-after location, within just a few minutes' walk of Harrogate town centre.

This impressive home offers generous and versatile accommodation arranged over four floors, combining elegant period features such as high ceilings, fireplaces and sash windows with stylish contemporary finishes. The property has been comprehensively renovated and extended to include a superb open-plan living kitchen, multiple reception rooms, five spacious bedrooms, dressing room, four bathrooms and useful lower-ground-floor utility and storage areas. The house also benefits from attractive gardens to the front and rear, with private off-road parking accessed from the rear.



2 Reception Rooms · Study · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · Dressing Room · 2 En-Suites · 2 Bathrooms · Boarded Loft Space

Off-Road Parking · Enclosed Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

Tiled floor with underfloor heating.

SITTING ROOM

Spacious, elegant room. Contemporary fireplace with living-flame gas fire.

DINING ROOM

A further generous reception room with bay window to the front, stone fireplace with living -flame gas fire and decorative ceiling coving.

LIVING KITCHEN

A stunning open-plan kitchen and living space featuring a glazed roof lantern and patio doors leading to the rear garden. The kitchen comprises a range of quality fitted units with quartz worktops, gas hob, double oven, warming drawer, integrated fridge / freezer and dishwasher. Fireplace with living-flame gas stove.

STUDY

Providing a useful workspace with window overlooking the rear garden. Underfloor heating.

UTILITY ROOM

Fitted units with worktop and sink. Space and plumbing for a washing machine. Three heated towel rail.

CLOAKROOM / WC

With WC and washbasin.

LOWER GROUND FLOOR BASEMENT / UTILITY AREA

Providing useful additional storage space, with fitted units, worktop and sink. External door to the rear gives access to the garden.

FIRST FLOOR BEDROOM 1

A particularly spacious double bedroom with attractive period fireplace, fitted storage and built-in recessed television.

DRESSING ROOM

Fitted wardrobes and drawers providing extensive storage.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail. Underfloor heating.

BEDROOM 2

A further good-sized double bedroom.

HOUSE BATHROOM

A stylish modern bathroom comprising WC, washbasin set within a vanity unit, bath and large walk-in shower. Heated towel rail. Underfloor heating.

AIRING CUPBOARD

SECOND FLOOR BEDROOM 3

A large double bedroom with window to the front and access to en-suite.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail. Underfloor heating .

BEDROOM 4

A further double bedroom with window to the rear.

BEDROOM 5

Currently used as guest bedroom.

BATHROOM

A modern white suite comprising WC, washbasin, bath and shower.

BOARDED LOFT

Accessed via a pull-down ladder.

FLOOR PLAN



Total Area: 288.4 m² ... 3104 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

To the front of the property there is an attractive enclosed garden with lawn, planted borders and path leading to the front door. To the rear, an electric gate provides access to a driveway with off-road parking and an attractive paved garden offering excellent outdoor sitting and entertaining space. Garden shed at side of house.

Location

Located on a quiet residential street, the property enjoys easy access to the wide range of amenities on offer in central Harrogate, including excellent shops, bars, restaurants, schools and transport links.

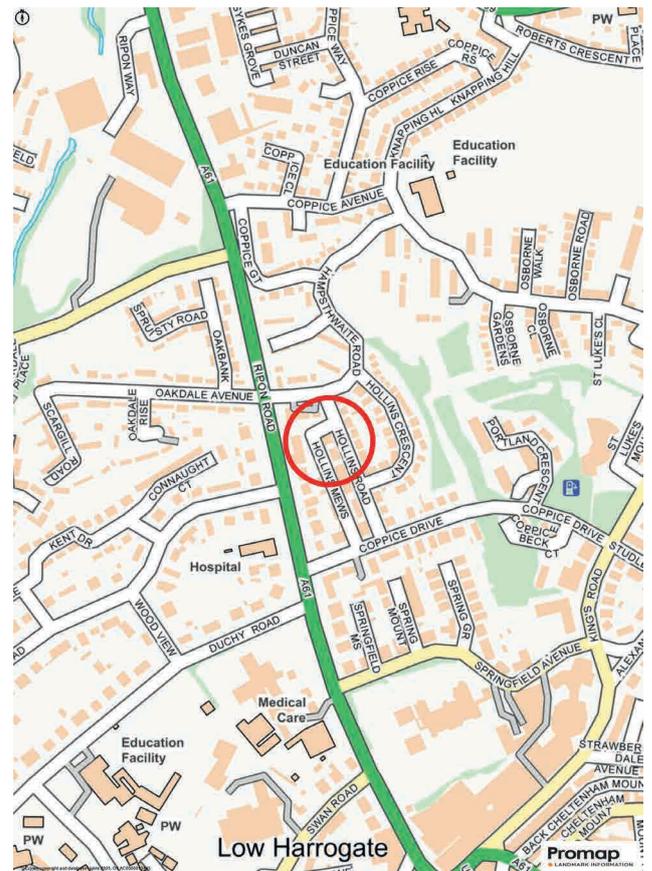
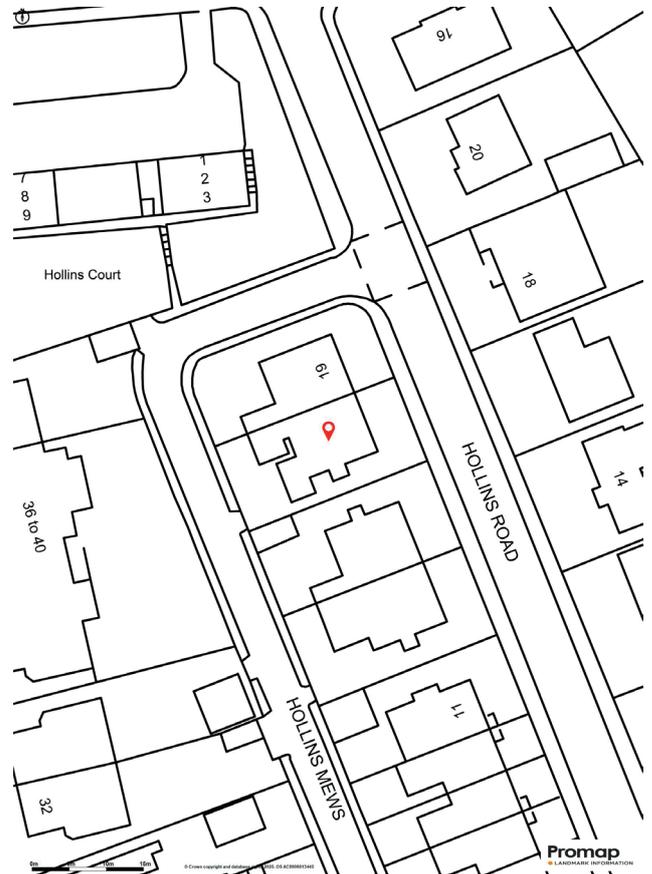
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		76
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Harrogate

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