



VERITY
FREARSON

FLATS 1 AND 2, 5 ST GEORGE'S ROAD, HARROGATE, HG2 9BP

OFFERS OVER £500,000

FLATS 1 AND 2, 5 STGEORGE'S ROAD,

Harrogate, HG2 9BP

A fantastic opportunity to purchase a substantial townhouse currently arranged as two good quality self-contained apartments with parking, situated in a desirable location on the south side of Harrogate.

This impressive stone-built property offers spacious and versatile accommodation extending over four floors, ideal for investors or buyers seeking a home with income potential. The ground and lower ground floors form a generous one-bedroom duplex apartment with private garden, while the upper two floors provide a stylish two-bedroom duplex apartment. Both apartments are well presented and finished to a high standard, and the property benefits from parking for two vehicles to the rear.

Located in this sought-after south Harrogate position, the property is within easy walking distance of the town centre via the famous Harrogate Stray and is well served by the excellent amenities of Leeds Road, nearby schools and public transport links.

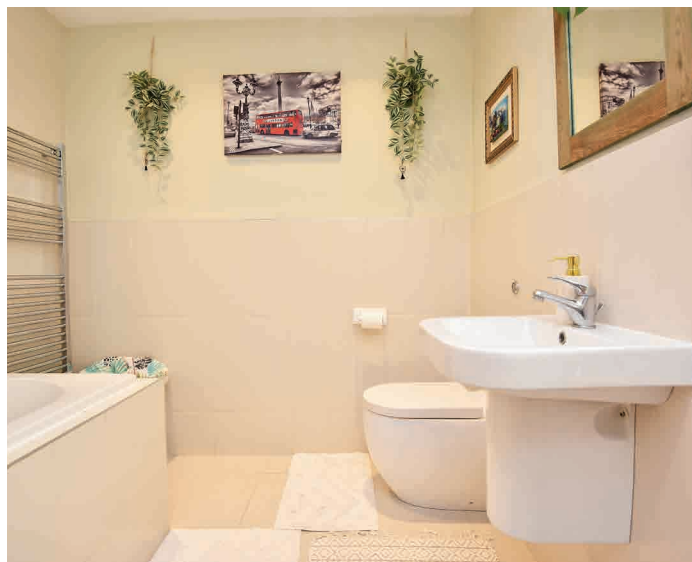
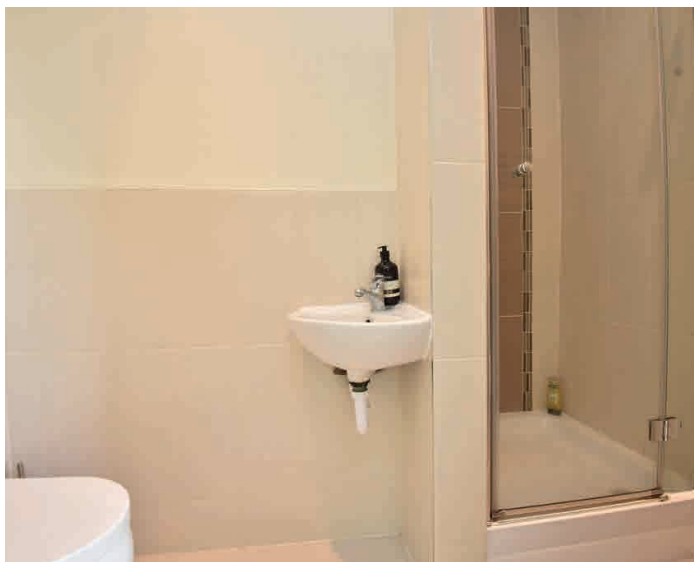
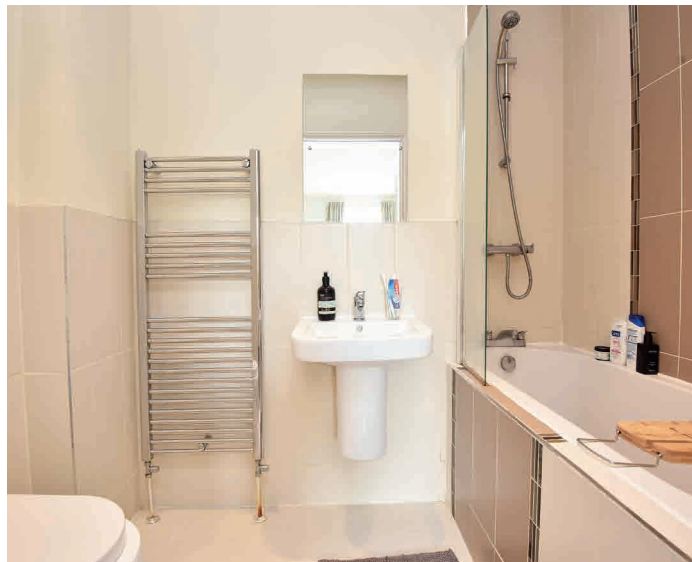


Flat 1 - Sitting Room · Dining Kitchen · 2 Bedrooms · Bathroom

Flat 2 - Sitting Room · Dining Kitchen · Utility Room · 2 Bedrooms · 2 En-Suites · Separate WC

Off-Road Parking For Two Vehicles · Courtyard Garden For Flat 1







ACCOMMODATION

FLAT 1 GROUND FLOOR RECEPTION HALL

With fitted storage cupboard.

SITTING ROOM

A spacious reception room with bay window and ornamental fireplace.

DINING KITCHEN

A generous dining kitchen with space for a dining table and glazed doors leading to the private garden. The kitchen comprises a range of stylish modern fitted units with electric hob, integrated oven, dishwasher, washing machine and fridge / freezer.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail. Tiled walls and floor with underfloor heating.

LOWER GROUND FLOOR BEDROOM

A large double bedroom with window to the front.

FLAT 2 FIRST FLOOR SITTING ROOM

A large and elegant reception room with bay window to the front.

DINING KITCHEN

A spacious dining kitchen fitted with a range of modern wall and base units with electric hob, integrated oven, dishwasher and fridge / freezer. Space for dining area.

UTILITY

With integrated washing machine and access to the rear.

SECOND FLOOR BEDROOM 1

A large double bedroom with ensuite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, basin and shower. Tiled walls and floor with underfloor heating and heated towel rail.

BEDROOM 2

A further double bedroom with ensuite bathroom.

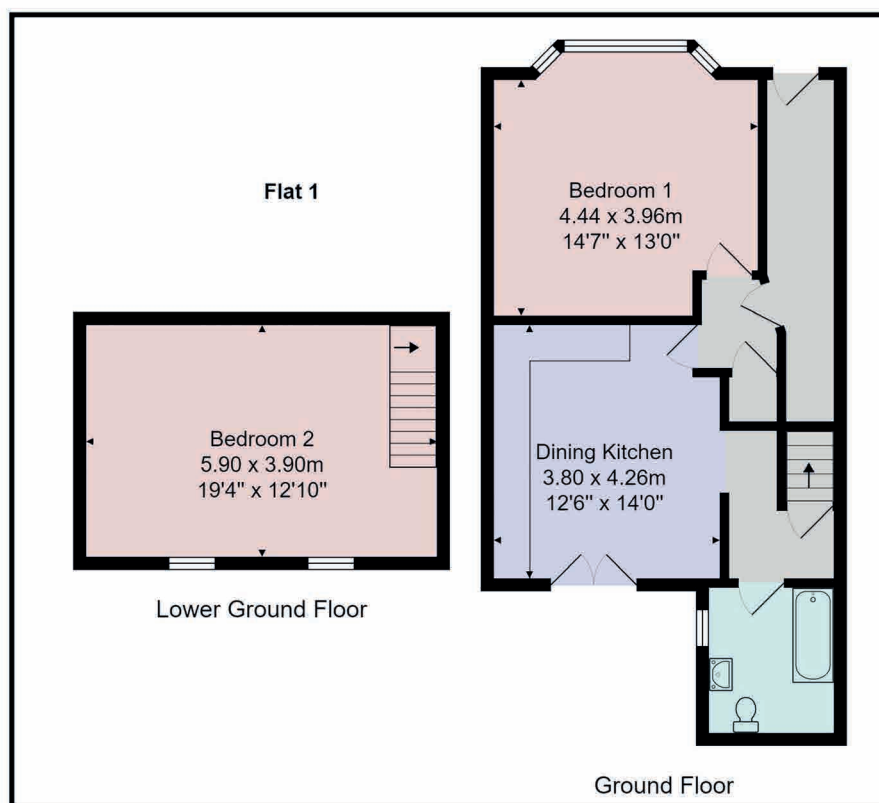
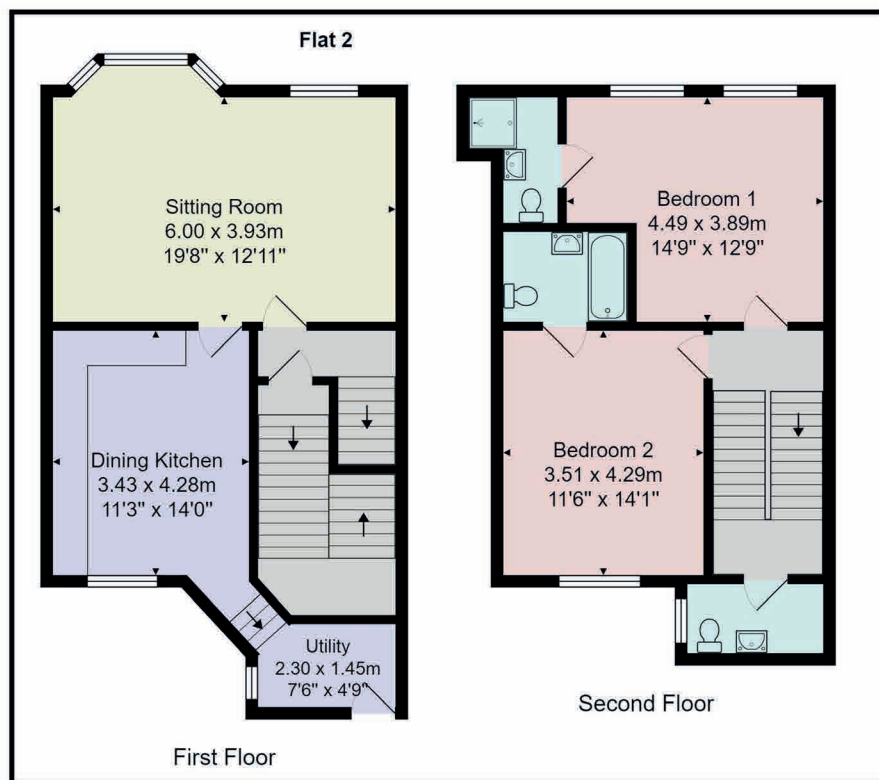
EN-SUITE BATHROOM

A white modern suite comprising WC, basin and bath with shower above. Tiled walls and floor, under-floor heating and heated towel rail.

SEPARATE WC

With WC, washbasin and heated towel rail.

FLOOR PLAN



Total Area: 186.0 m² ... 2002 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

Glazed doors from Flat 1 lead to an enclosed courtyard garden providing a private outdoor sitting and entertaining space. To the rear of the building there is parking for two vehicles.

Services

All mains services connected.

Tenure

Freehold

Council Tax Bands

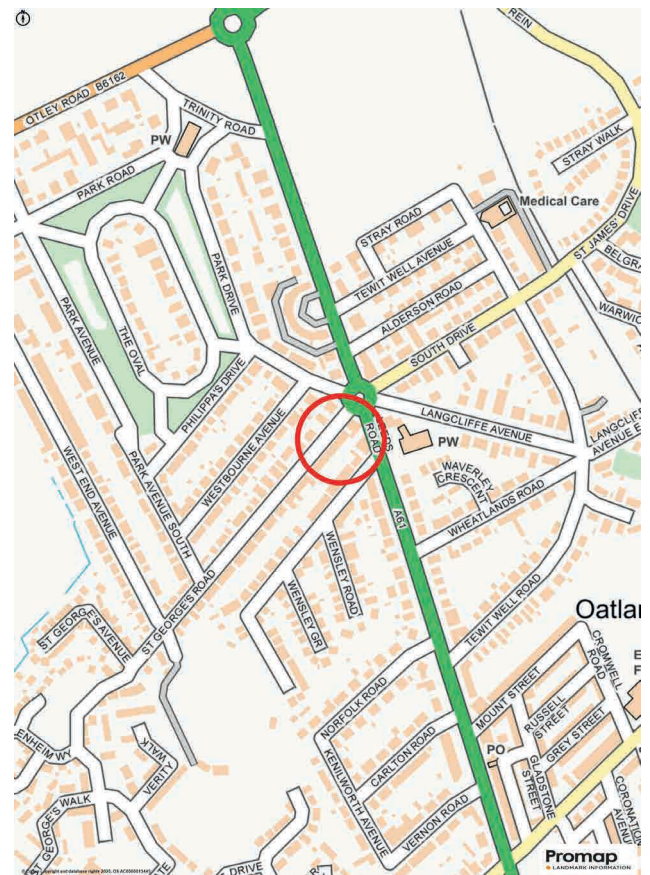
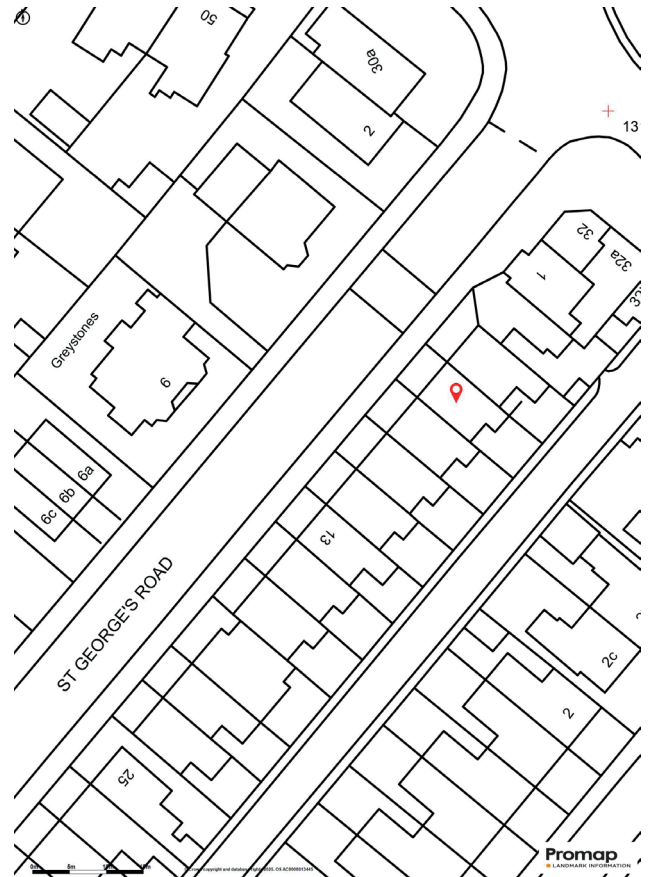
Flat 1 - B

Flat 2 - C

Agents Note

Flat 1 is currently rented on an Assured Shorthold Tenancy agreement and is bringing in a regular income.

Flat 2 is available with vacant possession.



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)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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