



## Glebe Road, Harrogate

- SUBSTANTIAL VICTORIAN HOME
- Basement room offering additional living
- Open plan lounge diner with walk-in bay and double glazed sash style windows
- Catchment for excellent schools
- Approx. 2,000 sq ft of living space
- Accommodation arranged four floors
- Enclosed 'south facing' courtyard garden
- Super location with the thriving Cold Bath Road on the doorstep
- Town centre amenities & the Stray close by
- Council Tax Band D



**Guide Price £575,000**



# Glebe Road, Harrogate

## DESCRIPTION

A delightful and substantial five bedroom Victorian mid-terrace home, with approx. 2,000 sq ft of living space arranged over four floors. This superb property is situated in a highly sought after location just off the thriving Cold Bath Road, offering immediate access to the wide ranging local amenities, highly regarded schools along with the town centre and Stray being close by.

Offering generous living space throughout, the accommodation comprises: Entrance porch, hallway, open plan lounge/diner with feature fire place, wood flooring and walk-in bay with double glazed sash windows. The breakfast kitchen has space for a table, a door leading to the enclosed rear courtyard garden and stairs leading to the flexible lower ground floor with second lounge area, play/games room, shower room/utility and WC. To the first floor, a landing serves two double bedrooms, a house bathroom with roll top bath and shower cubicle and separate WC. The second floor has two further double bedrooms and a single bedroom/study.

Outside, the property is fronted by a forecourt garden with path and steps leading to the front door. To the rear is an enclosed, south facing courtyard garden with gate leading to the rear and steps leading down to the lower ground floor.

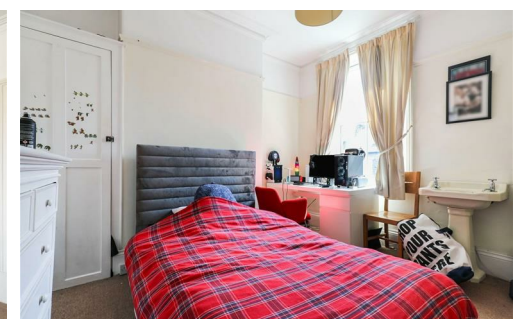
To fully appreciate the location and accommodation on offer, an early viewing comes highly recommended.

## EPC

This property produces 12.0 tonnes of CO2  
Energy rated E

## Material Information - Harrogate

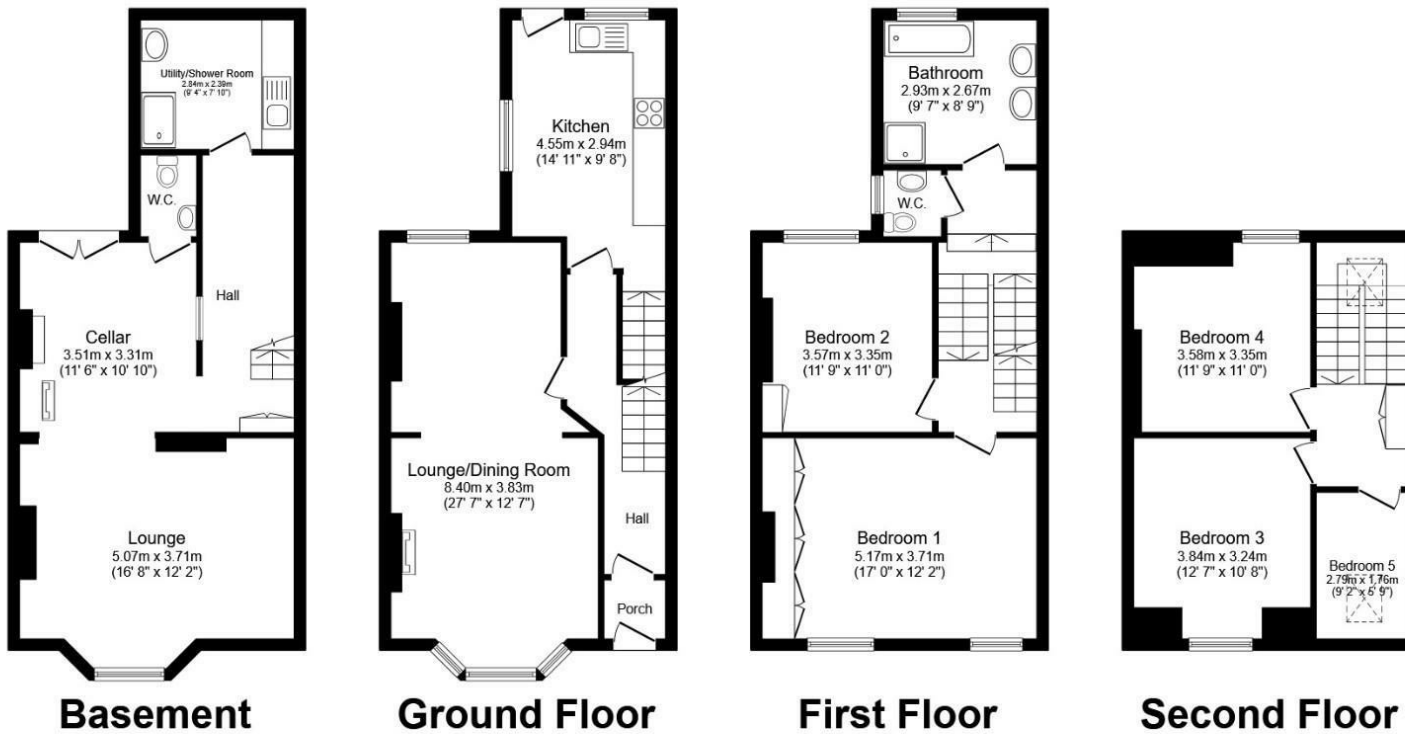
Tenure Type: Good Leasehold  
Leasehold Years remaining on lease: 864  
Leasehold Ground Rent £15 per annum  
Council Tax Banding: D











Total floor area 185.5 m<sup>2</sup> (1,996 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

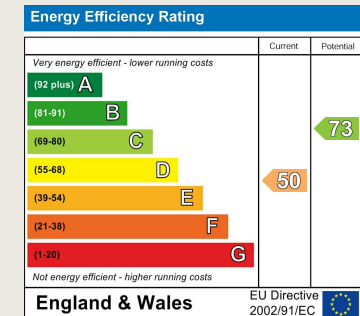
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
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