

### DIRECTIONS - HG1 5EE

From Harrogate take Parliament Street and at the traffic lights turn right into Kings Road. Turn right into Strawberry Dale Avenue and then left into Franklin Road.

### APPROXIMATE DISTANCES

Town Centre	650 metres
Railway Station	750 metres
Bus Route	220 metres
Airport	12.6 miles



**WYNNSTAY HOUSE  
60 FRANKLIN ROAD  
HARROGATE**

**£875,000**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



An exceptionally rare opportunity to purchase this beautifully presented, extended, double fronted town house located on a tree lined road in the heart of the Harrogate town centre.

The property offers spacious, well planned, versatile accommodation over four floors, with the benefit of central heating, comprising: Entrance vestibule, entrance hall with staircase to first floor, large living room with bay window and feature fireplace, dining room with large bay window, beautifully appointed kitchen, family room, access to the lower ground floor comprising large bedroom with dressing room, bathroom, laundry and storage. From the family room a separate staircase leads to two bedrooms (converted from one large room).

To the first floor: Landing, utility room, three double bedrooms with en-suite facilities and separate wc.

To the second floor: Two large double bedrooms with en-suite facilities.

**5 EN-SUITE BEDROOMS**

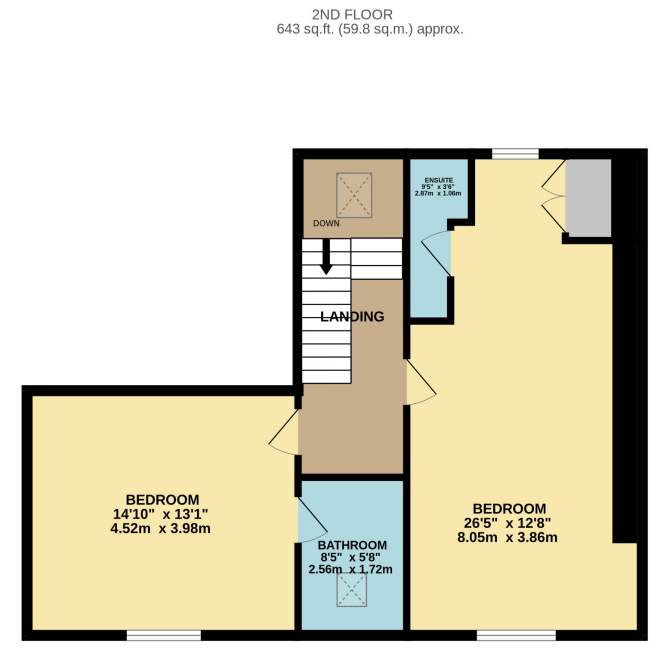
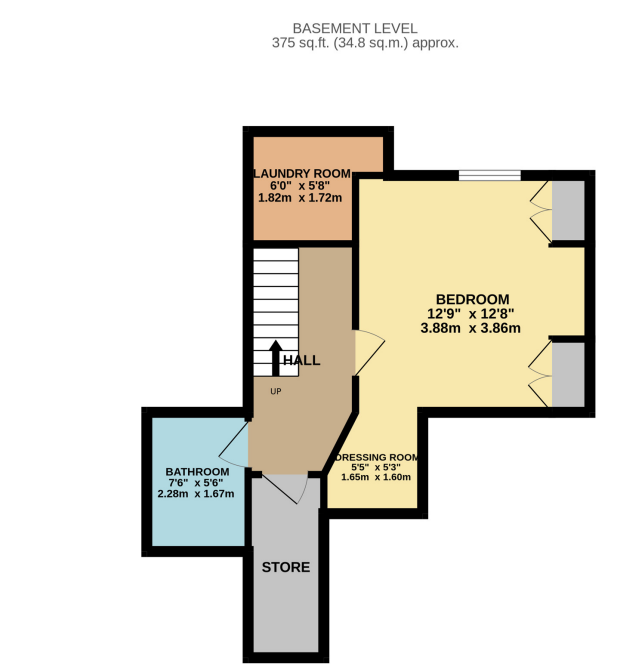
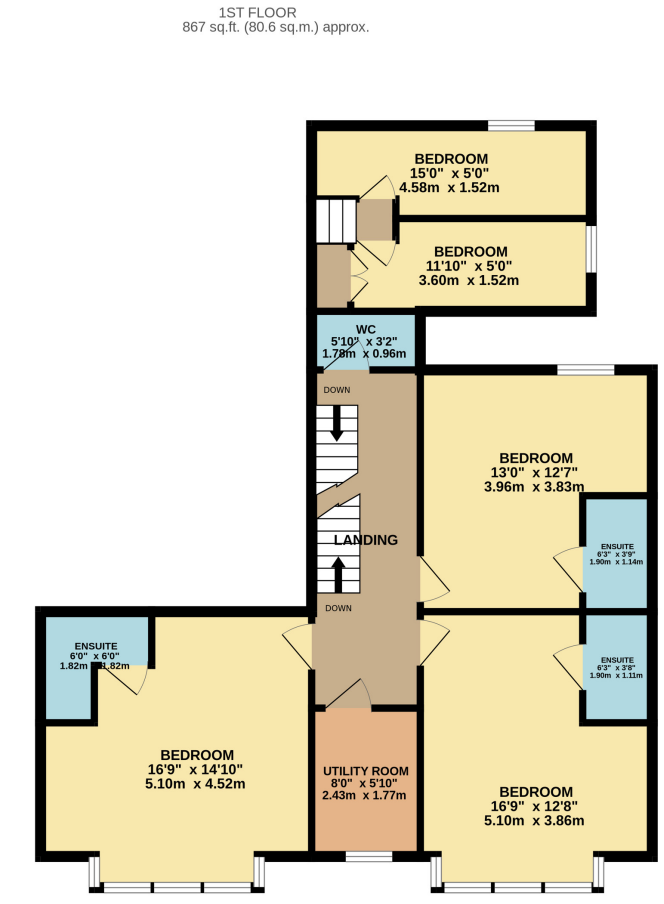
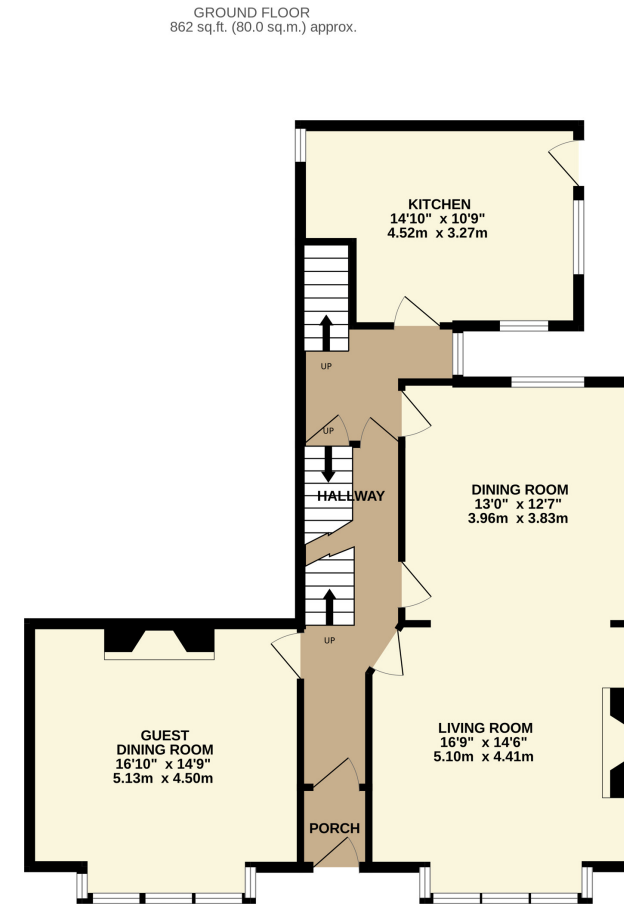
**3 FURTHER BEDROOMS**

**3 RECEPTION ROOMS**

**COUNCIL TAX: B**

**ENERGY RATING: D**

**TENURE: FREEHOLD**



TOTAL FLOOR AREA : 2747 sq.ft. (255.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**LOWER GROUND FLOOR**

Bedroom	12'9" x 12'8"
Dressing Room	5'5" x 5'3"
Laundry Room	6' x 5'8"
Store	9'10" x 4'
Kitchen	7'6" x 5'6"

**OUTSIDE**

To the front of the property is a large forecourt garden area.

To the rear of the property is a small courtyard with pathway and hand gate leading to Mayfield Grove.



**INSIDE**

**GROUND FLOOR**

Porch	
Entrance Hall	
Living Room	16'9" x 14'6"
Dining Room	16'10" x 14'9"
Kitchen	13' x 12'7"
Sitting Room	14'10" x 10'9"







**FIRST FLOOR**

- Landing
- Bedroom 16'9" x 12'8"
- Ensuite 6'3" x 3'8"
- Bedroom 16'9" x 14'10"
- Ensuite 6' x 6'
- Bedroom 13' x 12'7"
- Ensuite 6'3" x 3'9"
- Utility Room 8' x 5'10"
- WC 5'10" x 3'2"
- Additional Ground Floor staircase leading to:
- Bedroom 15' x 5'
- Bedroom 11'10 x 5'



**SECOND FLOOR**

- Landing
- Bedroom 26'5" x 12'8"
- Ensuite 9'5" x 3'6"
- Bedroom 14'10" x 13'1"
- Ensuite 8'5" x 5'8"

