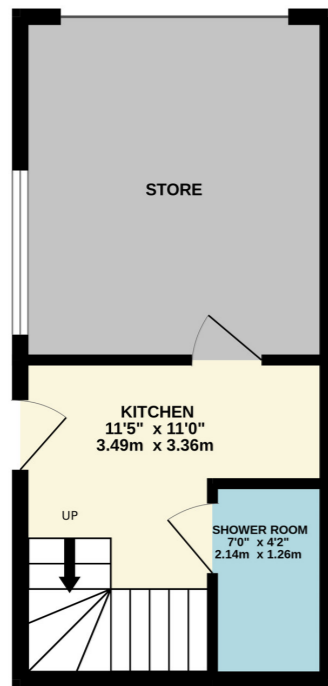
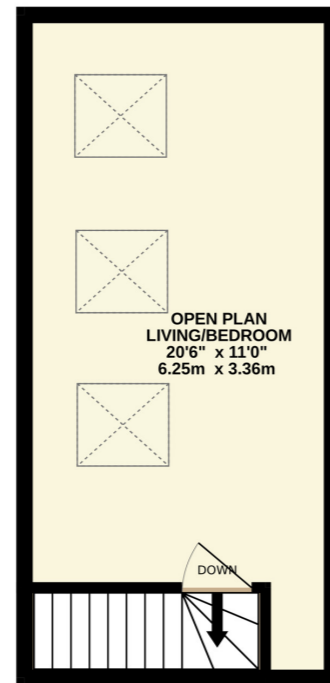


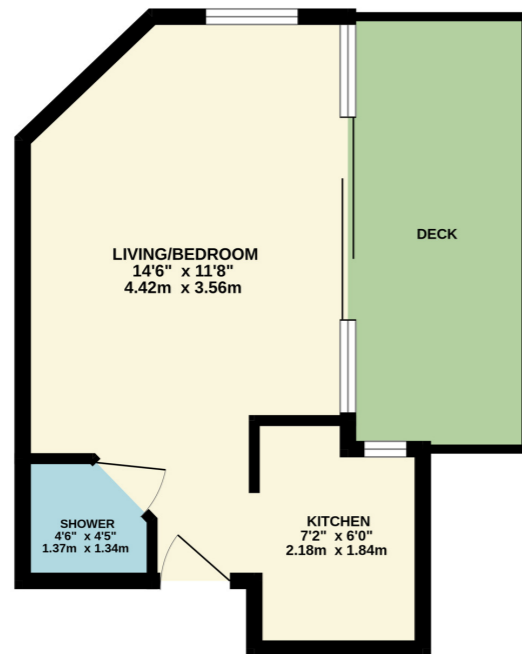
STUDIO GROUND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



STUDIO FIRST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



GARDEN ROOM
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



**3 HILL RISE AVENUE
HARROGATE**

**£925,000
CHAIN FREE**

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 extremely rare opportunity to purchase this substantial, extended, semi detached property with an acoustically insulated party wall and with separate income streams from a garage studio and garden room Airbnb.

The current income streams can be improved upon should the buyer require this through further marketing, or alternatively, the property can be kept as a family residence with or without the secondary income.

The property is located within the catchment of the Grammar School, Rossett School and Ashville College with local shops nearby and the town centre a short distance away.

The property truly requires an internal inspection to appreciate the beautifully appointed accommodation which has a feature staircase, double glazed windows and beautiful fittings and fixtures throughout, along with extensive gardens and off street parking.

5 BEDROOMS

3 RECEPTION ROOMS

2 SHORT TERM HOLIDAY LETS

COUNCIL TAX: E

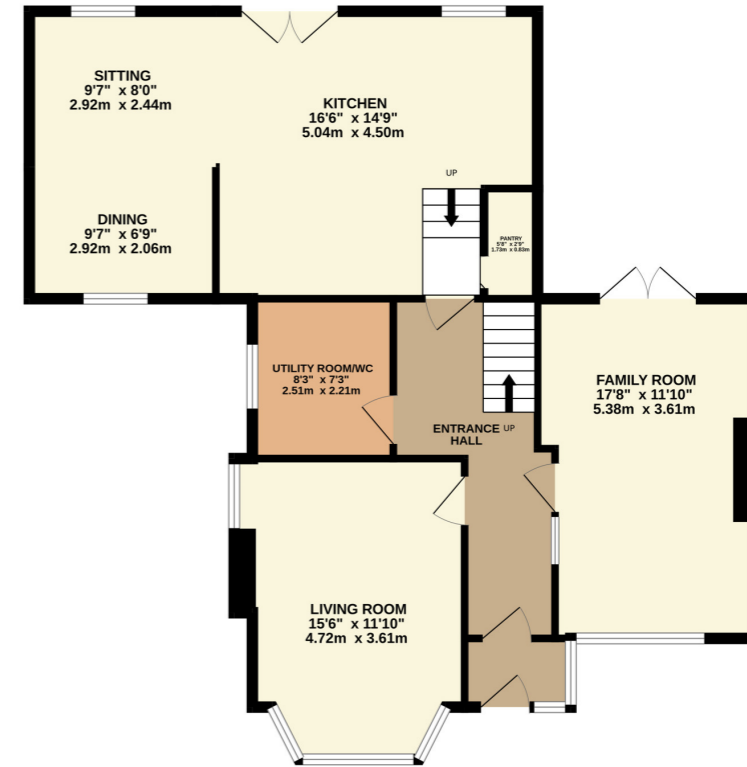
ENERGY RATING: TBC

TENURE: FREEHOLD

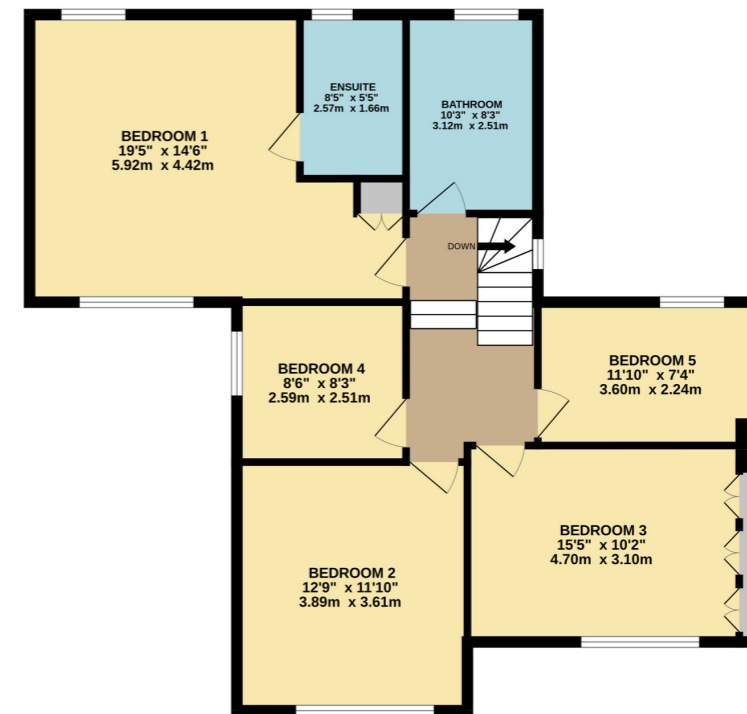
The accommodation comprises: Entrance porch leading to a beautiful entrance hall having a magnificent staircase with twisted spindles and polished stairs, living room with bay window, family room, large utility/wc and extended family, dining kitchen with separate pantry and double doors leading to the rear decking.

To the first floor the extremely spacious principal bedroom has an en-suite shower room. There are also four further bedrooms and a luxury house bathroom.

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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DIRECTIONS - HG2 0AF

From Harrogate take the Otley Road where Hill Rise Avenue is a turning on the left hand side, towards the top of Harlow Hill.

INSIDE

GROUND FLOOR

Entrance Porch	5'5" x 3'6"
Entrance Hall	8'3" x 7'9"
Living Room	15'6" x 11'10"
Family Room	17'8" x 11'10"
Family Dining Kitchen	
Kitchen Area	16'6" x 14'9"
Sitting Area	9'7" x 8'
Dining Area	9'7" x 6'9"
Pantry	5'8" x 2'9"
Utility Room/wc	8'3" x 7'3"



APPROXIMATE DISTANCES

Town Centre	1,650 metres
Railway Station	1,750 metres
Bus Route	75 metres
Airport	11.5 miles





OUTSIDE

To the front of the property there is a large, gravelled driveway and well stocked gardens, leading to...

The Garage Studio - a detached building with ground floor kitchen, shower room and large garden store, first floor open plan living room/bedroom. To the rear of the property are extensive lawned gardens, raised deck area with feature pond, flowering borders, boundary hedging and specimen plants and trees. The Garage Studio is let on a monthly basis - further details on request.

The Garden Room - a beautifully appointed detached Airbnb Garden Room with mains water and drainage, built to a high specification with thermal acoustic insulation, making it soundproof and enabling it to be cool in the summer and warm in the winter. Briefly comprising: large, open plan living/bedroom, kitchen and separate shower room with private deck area, timber garden shed and gardens. The Garden Room has regular Airbnb bookings - further details on request.

FIRST FLOOR

Landing	
Bedroom One	19'5" x 14'6"
En-suite Shower Room	8'5" x 5'5"
Bedroom Two	12'9" x 11'10"
Bedroom Three	15'5" x 10'2"
Bedroom Four	8'6" x 8'3"
Bedroom Five	11'10" x 7'4"
Bathroom	10'3" x 8'3"

