

Floor Plan



TOTAL FLOOR AREA : 4901 sq.ft. (455.3 sq.m.) approx.

Energy Performance Certificate

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

Directions

Proceed out of Harrogate on Ripon Road and turn right onto Coppice Drive and take the first left onto Hollins Mews, pass Willow Lodge and turn left onto the driveway veering to the left.

Council Tax Band F Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,695,000

Staveleigh, 20 Ripon Road, Harrogate, North Yorkshire, HG1 2JJ

5 Bedroom House with Annexe

**\*\* HOUSE AND 2 BEDROOM COTTAGE\*\*** An outstanding unique opportunity to acquire a substantial five bedroomed character Victorian semi-detached house with a newly built two bedroom detached cottage ideal for dependent relatives or for useful rental income.



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

### The Property

Staveleigh offers four floors of updated luxury living accommodation that provides space for a growing family. It is located a short walk away from the towns numerous amenities.

The property offers ample private parking at the rear and the added advantage of Willow Lodge a new two bedroomed detached cottage that is currently available as a holiday let, but could also offer useful ancillary space for dependent relatives. The main house is filled with character and charm and an internal inspection is strongly recommended.

Accommodation briefly comprises impressive covered entrance porch, entrance vestibule and a delightful spacious reception hall with a feature fireplace incorporating a multi burning stove. There is a guest cloakroom and two forward facing spacious reception rooms that are currently utilised as a lounge and dining room. To the rear of the property an open plan spacious Modern living kitchen with a central fireplace housing a log burning stove.

The kitchen features a range of quality branded appliances from Siemens and Bosch that include two electric ovens with grills, five ring gas hob with extractor fan over, there are two fridge freezers and an integrated microwave Combi oven as well as a dishwasher. Separate utility room/side entrance lobby. To the lower ground floor there is a study with an understairs storage cupboard, family room game/gymnasium and utility room currently housing two washing machines and a dryer. Additionally, there is a wine store and a useful void space that subject to the necessary consent could provide substantial additional living space.

A wide elegant return staircase features flooded light and stain glaze windows to the landing. There is a spacious master bedroom suite, dressing room with fitted wardrobes and ensuite shower room. Guest bedroom with an ensuite bathroom and separate shower. It also has a door that leads to the main landing if needed as a second house bathroom. To the second floor, there are three further double bedrooms and a luxury house shower room.

### Outside

Outside there are well kept low maintenance gardens that offer specimen plants, trees and shrubs and well stocked flower beds. To the rear there is ample parking for multiple vehicles on a gravelled driveway.

### Willow Lodge

Willow Lodge offers a superb separate detached luxury cottage for those with dependent relatives or children that may need space when they come home. It also offers a valuable rental income as a holiday let or the normal assured short tenancy. Finished to an exacting standard the living accommodation comprises an open plan living kitchen to the whole ground floor with bi folding doors leading out onto the paved patio area. The kitchen includes quartz worktops, central island with breakfast bar, integrated Siemens appliances with fridge, freezer, eye level oven, microwave oven, slimline dishwasher and induction hob. There is a separate w/c and utility room.

On the first floor is the stunning master bedroom with a vaulted ceiling, second double bedroom with built in wardrobes and luxury house shower room with walk in shower, w/c and hand basin.

Outside there is a paved patio area with a wall surrounding it and creates a pleasant seating and barbecue area.

### Surrounding Area

With a superb location you are within walking distance of Harrogate's town centre and it's wide range of local amenities including bars, restaurants, variety of shops, theatre, Royal Hall and great transport links via bus to Leeds, Knaresborough and Ripon. The rail links are fantastic for commuters with links to Leeds, York and with several direct trains to London King's Cross.

