



42 Franklin Road, Harrogate

£750,000 Guide Price



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An exceptional five-bedroom Victorian townhouse of considerable character, offering refined and spacious accommodation across four floors, together with a beautifully landscaped garden. The property occupies an enviable position on one of central Harrogate's most desirable residential roads, within easy walking distance of the town centre.

The property retains much of its original character, with high ceilings, decorative cornicing, tall sash windows and a traditional staircase. The entrance hall leads to two generous reception rooms, including a bay-fronted living room with fitted shelving and a fireplace housing a wood-burning stove. A separate sitting/dining room provides an excellent additional space for family life and entertaining.

Externally, the property has an attractive stone façade and a neatly planted front garden enclosed by traditional stone walling and wrought-iron railings. To the rear is a particularly appealing landscaped garden, arranged with paved seating areas, raised beds, established planting and a timber pergola, creating several private spaces for outdoor dining and relaxation.

Franklin Road is a highly regarded residential address, ideally placed within easy walking distance of Harrogate town centre and its excellent selection of shops, restaurants, cafés and leisure amenities. Harrogate railway station, well-regarded schools and convenient transport links are also readily accessible, making this an excellent family home in a superb central location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



To the rear is a superb open-plan dining / breakfast kitchen, fitted with sleek cabinetry, Corian work surfaces and a range of integrated appliances, including a drawer dishwasher. Further features include a Quooker tap, Miele hob with integrated extraction and underfloor heating. A large central peninsula provides generous preparation space and informal seating, while the adjoining dining area opens directly onto the paved terrace and garden through wide sliding doors.

Stairs lead down to the lower ground floor, where a spacious utility room provides extensive fitted storage, laundry facilities and ample space for bicycles and other household equipment.

The first floor provides three double bedrooms, including a generous principal bedroom with fitted wardrobes, built-in drawer storage and an en-suite bathroom. One of the remaining bedrooms is currently used as a spacious home office, demonstrating the flexibility of the accommodation. A separate WC completes this floor.

On the second floor are two further double bedrooms, both featuring exposed roof timbers and fitted wardrobes, together with a stylish house bathroom with a freestanding bath and separate walk-in shower.





Total Area: 216.6 m² ... 2331 ft²

All measurements are approximate and for display purposes only.

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