



5 Carlton Road, HARROGATE

£825,000 Freehold

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A substantial stone-built four-bedroom, two-bathroom family home occupying a prime position within one of Harrogate's most desirable south-side locations. Offering generous and versatile accommodation over three floors, the property combines spacious reception rooms with an excellent open-plan living and dining kitchen, a garage, off-street parking and a particularly large private garden.

Carlton Road occupies a prime position on Harrogate's highly regarded south side, an area especially prized for its established residential surroundings and excellent access to the town centre, railway station, the Stray and a wide range of everyday amenities. The location is also ideally placed for highly regarded schools and convenient road links towards Leeds and the wider region.

Council Tax band: F

Tenure: Freehold



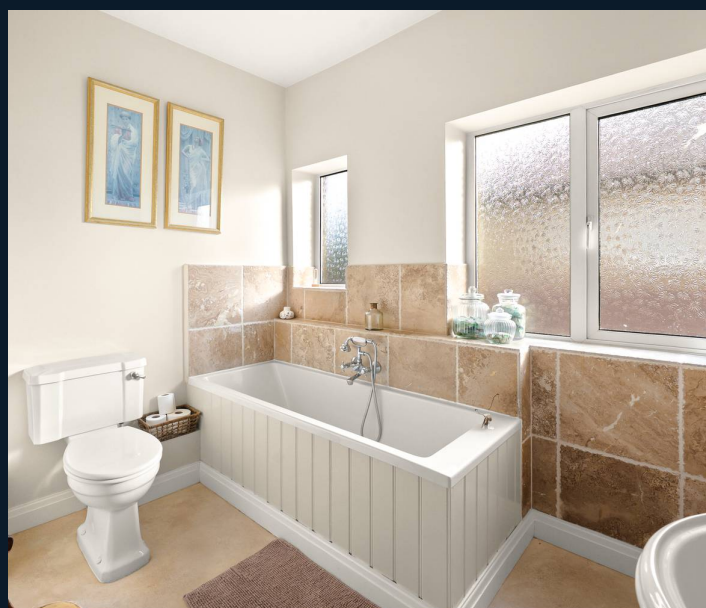
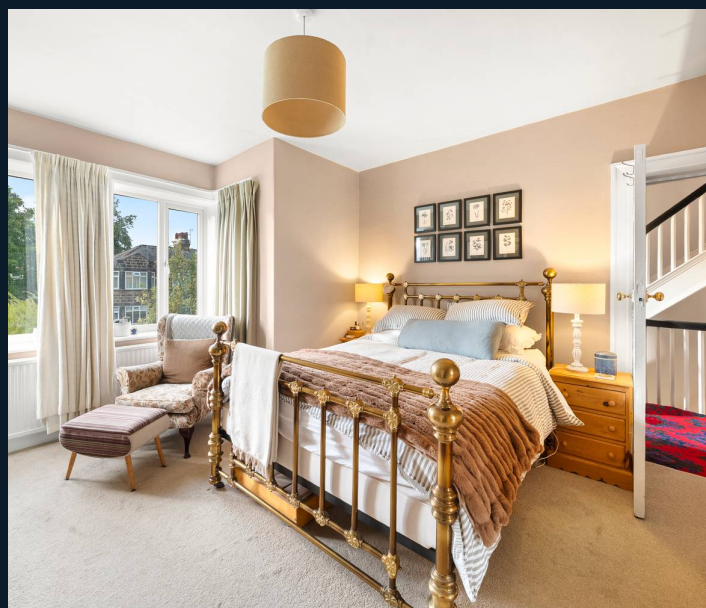
The house retains a wealth of attractive character features, including high ceilings, decorative cornicing, panelled doors and feature fireplaces. An entrance porch opens into a spacious reception hall, which leads to a generous bay-fronted sitting room and a separate dining room/reception room, also featuring a wide bay window overlooking the garden.

To the rear is a substantial open-plan living and dining kitchen, providing ample space for cooking, dining and relaxing. The kitchen is fitted with a range of units and includes extensive worktop space and a range-style cooker. A separate utility room/WC provides additional practicality and integral access to the garage.

The first-floor landing leads to three good-sized bedrooms, including a spacious principal bedroom with a large bay window, fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a well-appointed house bathroom with a panelled bath, washbasin and WC. Also positioned on this floor is a compact, naturally lit home office, cleverly created from a former cupboard and ideal for working or studying from home.

Stairs rise to the second floor, where there is a particularly spacious fourth bedroom with a large feature window and generous adjoining cupboard space. This area offers excellent potential to create an additional en-suite shower room, subject to the necessary consents.

Outside, a generous driveway provides off-street parking and access to the garage. To the rear is a particularly large and private garden, predominantly laid to lawn and enclosed by mature trees, hedging and established borders. A raised patio adjoining the house provides an attractive setting for outdoor dining and entertaining.



Carlton Road, Harrogate, HG2

Main House = 189.7 sq m / 2,042 sq ft

Garage = 17.7 sq m / 190 sq ft

Main = 207.4 sq m / 2,232 sq ft

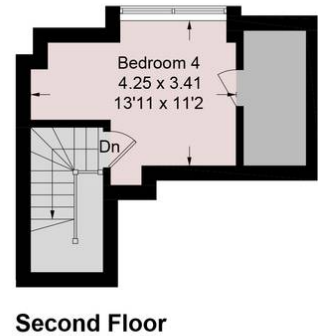
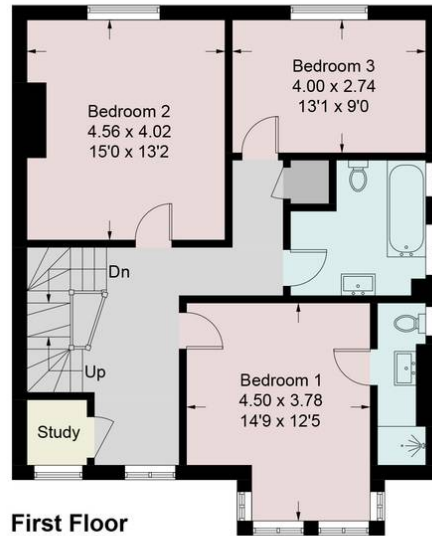


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