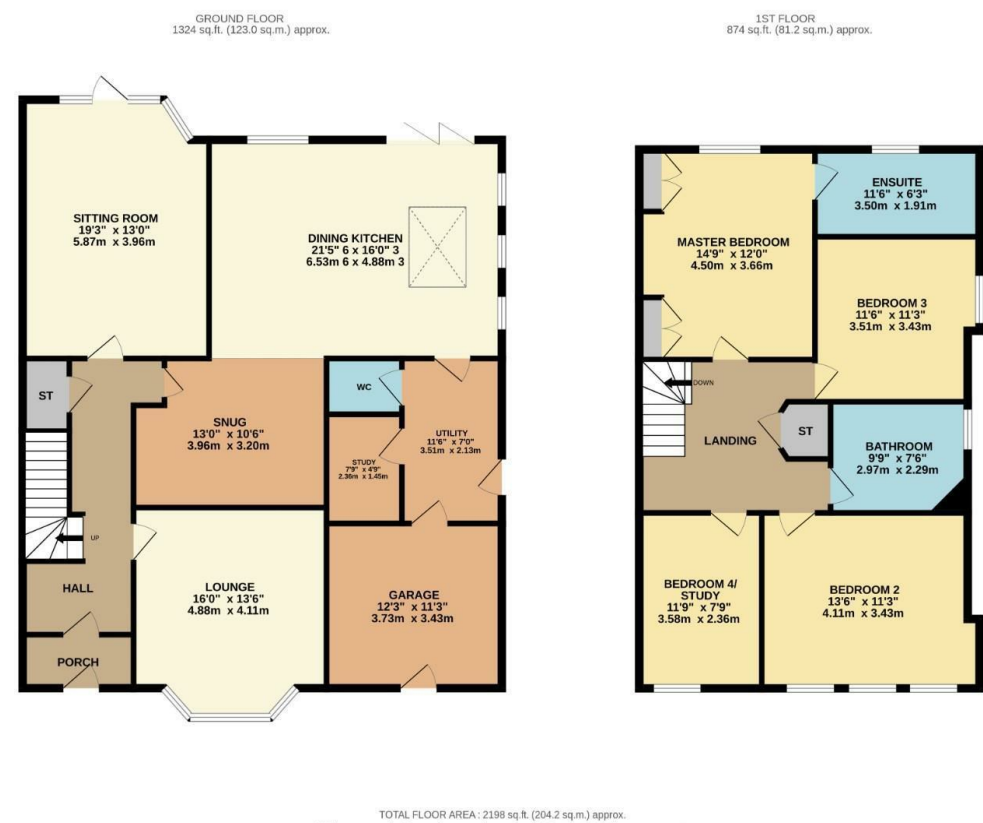
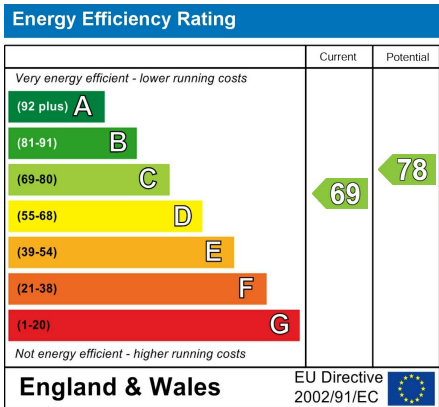


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main Leeds Road. There is a parade of shops on your left and Vernon Road is turning to the right where the property is located towards the top on the left hand side clearly marked my Hopkinson's for sale board

Council Tax Band 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.



£895,000

21 Vernon Road, Harrogate, HG2 8DE

4 Bedroom House - Semi-Detached

A beautifully positioned four bedroom character semi detached house that has been skilfully enlarged to the ground floor to make the most of a private south facing rear garden located in one of Harrogate's most popular sort after locations. No chain involved.



HOPKINSONS

E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating this comfortable character Home briefly comprises; entrance porch, elegant reception hall with useful stairs store. There is a bay fronted lounge that commands a beautiful tree lined view. To the rear of the house there is a spacious sitting room with a bay that overlooks the rear terrace and private lawned gardens.

A main feature of the property is its spacious living kitchen that offers a cosy snug area with a brick feature fireplace and an inset log burning stove. The kitchen features an American style fridge freezer, cooking range and integrated dishwasher. There is a spacious sitting area and a door leads through to a utility room which has both a study and a useful gym /workshop. An elegant staircase leads to a spacious first floor landing from where there is a Master bedroom generous ensuite with bath and walk-in shower. There are three further double bedrooms and a spacious house bathroom with both a bath and a walk-in shower.

Outside of the front of the property, there are well stocked flowerbeds and a private driveway providing hardstanding. At the rear raised patio that provides pleasant sitting and entertaining space. Steps lead down to an enclosed private lawned garden where there are low maintenance flower beds and a gravelled sitting area that offers a timber covered sitting/entertaining area.

The property is located in one of Harrogate's most sort after residential positions. A short walk away there are shops that cater for most daily needs. Beyond there is the large Marks & Spencer's food Hall and Hornbeam railway stop that offer the traveller quick access to Leeds, York and London.

