



VERITY
FREARSON

4 GLEBE ROAD, HARROGATE, HG2 0LZ

£550,000

4 GLEBE ROAD,

Harrogate, HG2 0LZ

An attractive and very spacious five-bedroom Victorian townhouse with south-facing courtyard garden, situated in this delightful position just off Cold Bath Road and close to Harrogate town centre.

The generous accommodation is arranged over four levels and comprises a spacious sitting / dining room with bay window with double-glazed sash units, a well-equipped kitchen, a second living space on the lower ground floor, together with WC and utility / shower room. Upstairs, there are five bedrooms and a modern bathroom. There is an attractive courtyard garden to the rear of the property enjoying south-facing aspect.

The property is situated in this fashionable position, just off Cold Bath Road with an excellent range of amenities nearby including cafés, shops, bars and restaurants, just a short walk from the Valley Gardens and the Stray and within a few minutes' walk of the town centre, where there is an excellent range of shops and transport links.

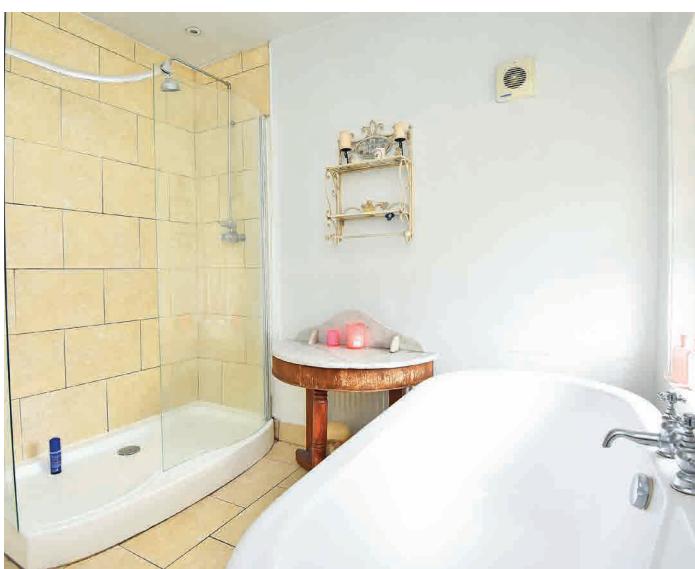


2 Reception Rooms · Kitchen · Cloakroom · Utility Room / Shower Room

5 Bedrooms · Bathroom · Shower Room

South-Facing Courtyard







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING / DINING ROOM

A large reception room with sitting and dining areas with bay window two front. Attractive fireplace with living-flame gas fire.

KITCHEN

With a range fitted unit with space for appliances. Dining area. External door leads to the garden.

LOWER GROUND FLOOR FAMILY ROOM

A further large reception room with ornamental range and glazed doors leading to the garden.

CLOAKROOM

With WC and washbasin.

UTILITY / SHOWER ROOM

Fitted units, worktop and sink. Space and plumbing for washing machine. Walk-in shower and washbasin.

FIRST FLOOR BEDROOM

There are two good-sized bedrooms on the first floor, including the main bedroom which has an extensive range of fitted wardrobes

BATHROOM

A white suite with twin washbasins set within a vanity unit, free-standing bath and large shower.

SEPARATE WC

SECOND FLOOR BEDROOMS

There are three further bedrooms on the second floor.

FLOOR PLAN



Total Area: 196.8 m² ... 2119 ft²

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

There is an attractive enclosed courtyard garden enjoying a south-facing aspect with planted borders, providing excellent outdoor sitting and entertaining space.

Agent's Notes

The property is long leasehold, having an original term of 999 years. 864 years remaining. Ground rent is £15 pa.

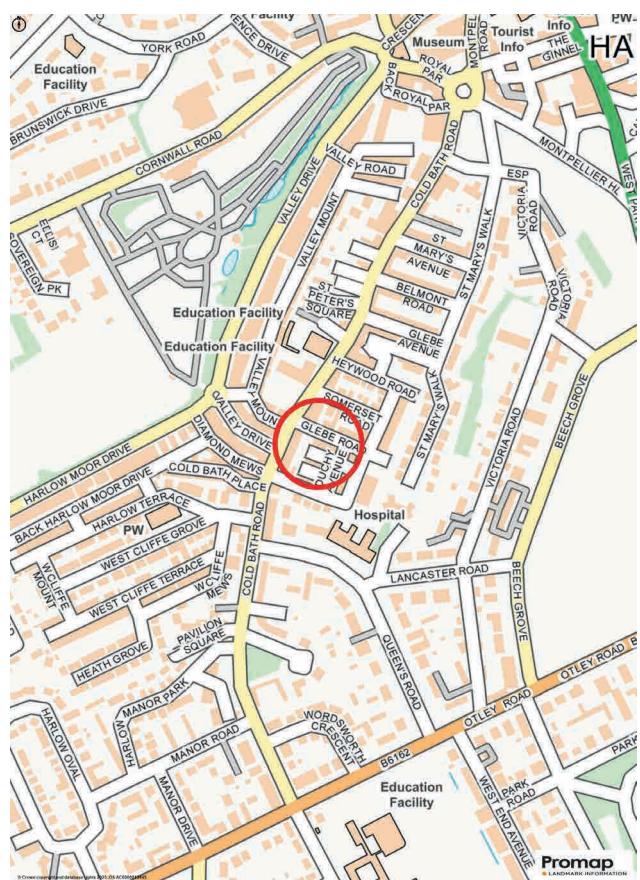
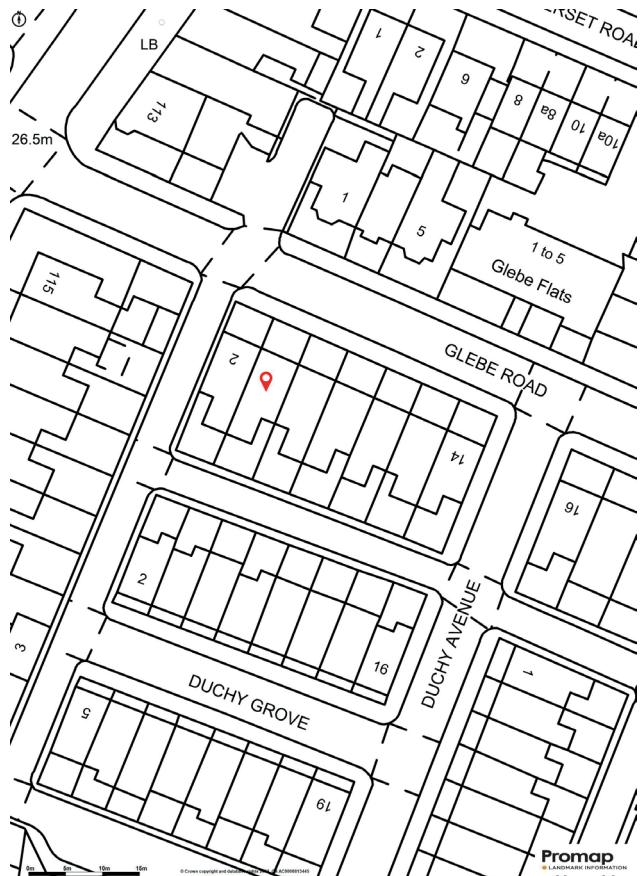
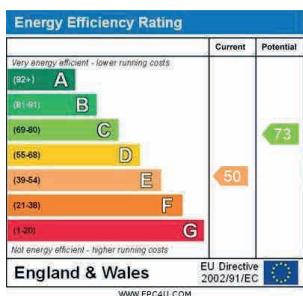
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk

The logo consists of the text 'THE HOME OF PROPERTY' at the top, '• SINCE •' in the middle, and '1921' in large, bold, serif numbers at the bottom. Below this, the RICS logo is shown, featuring a circular emblem with a lion and the letters 'RICS' in a bold, sans-serif font.



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