



63 Wetherby Road, Harrogate

£625,000 Guide Price

**VERITY
FREARSON**

**YOUR AWARD
WINNING AGENT**

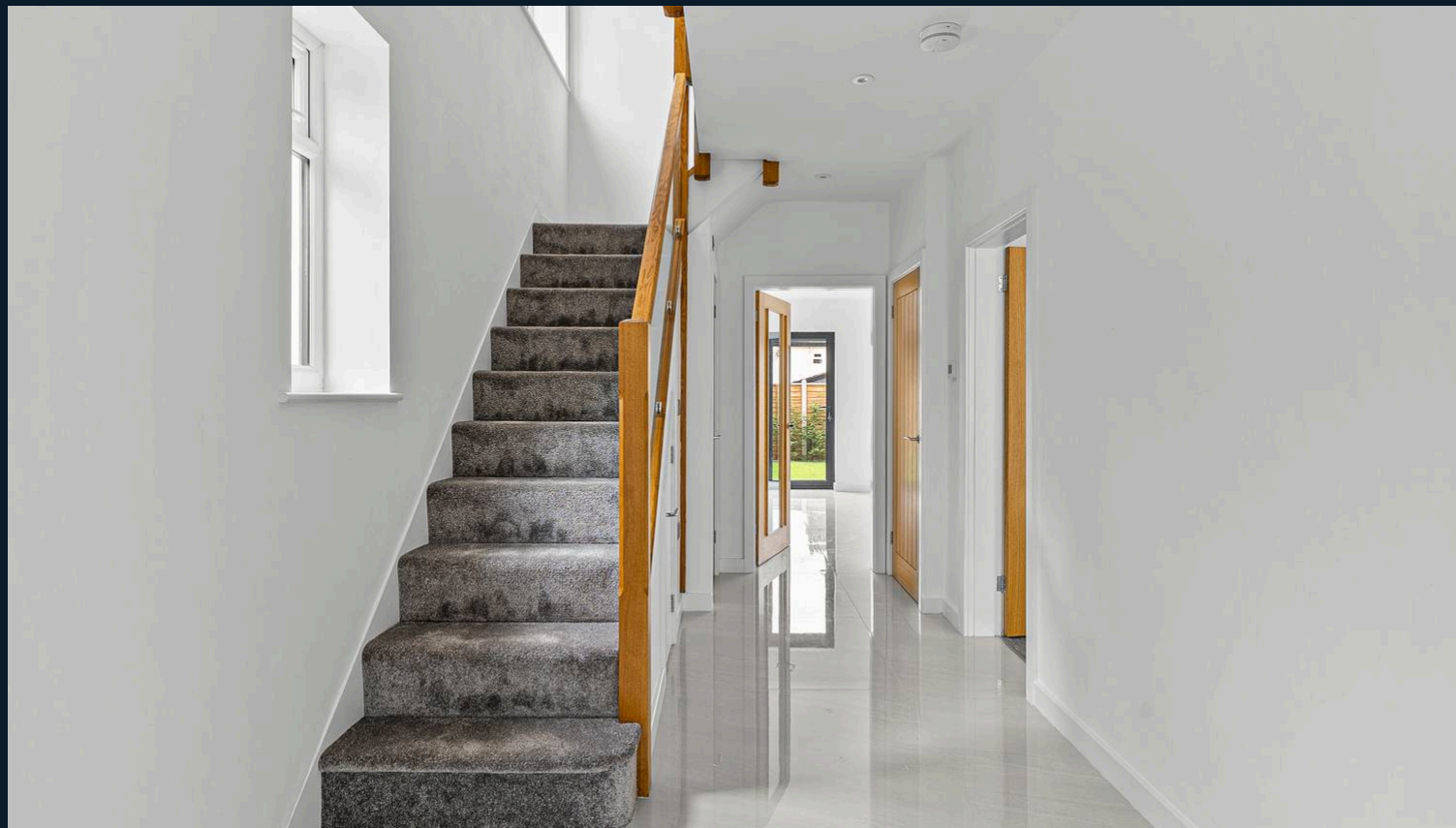
#DARINGTOBEDIFFERENT



A stunning and most individual four-bedroom semi detached house which has been skilfully remodelled and extended to now reveal generous and very stylish accommodation arranged over three levels. This newly renovated four-bedroom, four-bathroom semi-detached family home is located to the south side of Harrogate , close to the famous Harrogate Stray , within a short walk of excellent schooling, shops and the town centre.

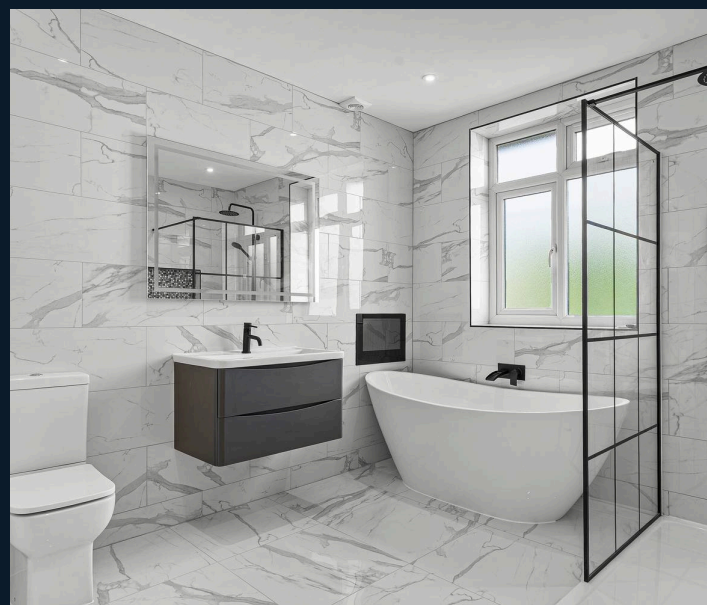
A internal viewing is essential to appreciate the overall style and quality of this exceptional home.

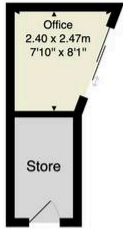
EPC: D. Council Tax: E. Freehold



Revealing light and airy, tastefully appointed accommodation over three floors, drawing particular attention to the 31'4 × 17'2 living kitchen with large central island, porcelain tiled floors and bi-fold doors to the rear gardens, second floor principal bedroom suite with a dressing room and luxurious en-suite shower enjoying far reaching distant views over Harrogate. Standing behind sliding electric gates with a secure block set front driveway, private rear lawned gardens and a garden office. This outstanding property is set back from the main road behind a generous driveway, accessed via a secure sliding electric gate, offering both privacy and an impressive approach.

Upon entering, you are welcomed into a sleek and stylish hallway, complete with ceiling spotlights, a downstairs WC, and a useful understairs storage cupboard. The ground floor further benefits from underfloor heating throughout, enhancing comfort and efficiency. Positioned to the front is a charming lounge, featuring a striking log burner and a large window that fills the space with natural light. To the rear, the superb open-plan living kitchen forms the true heart of the home. Beautifully appointed, it boasts ceiling spotlights, a large central island, integrated wine fridge, Quooker boiling tap, and a comfortable living area enhanced by skylights above. Two sets of bi-fold doors, along with an additional set of sliding doors, seamlessly connect the interior to the rear garden.





Outbuilding



Ground Floor



First Floor



Second Floor

Total Area: 193.3 m² ... 2080 ft²

All measurements are approximate and for display purposes only.

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