



Franklin Road, HARROGATE HG1 5EH

welcome to

Franklin Road, HARROGATE

This impressive four-bedroom home combines striking period charm with modern comforts, offering spacious accommodation over four floors. Set on a desirable tree-lined street, the property features two reception rooms, two bathrooms and beautiful original character features.



Property Information

Occupying a sought-after position on a charming tree-lined street, this substantial four bedroom, two reception room, two bathroom mid-terraced home offers an exceptional blend of period character and contemporary living. Beautifully improved by the current owner, the property boasts generous accommodation arranged over four floors, impressive ceiling heights, attractive original features and outstanding kerb appeal.

Franklin Road is a highly regarded residential address situated within easy reach of Harrogate town centre, offering an excellent balance of convenience and lifestyle. The property is ideally placed for a wide range of local amenities including supermarkets, independent shops, cafés, bars and restaurants, together with Harrogate's popular retail and leisure facilities

Entrance Hall

A welcoming entrance hall featuring attractive stripped wooden flooring, creating an excellent first impression and setting the tone for this characterful home. Stairs rise to the upper floors with access to the principal reception rooms.

Lounge

A superbly proportioned reception room enjoying high ceilings and an abundance of natural light from a double-glazed bay window to the front elevation, complete with shutters. Character features include decorative coving, stripped wooden flooring and tall contemporary radiators, combining period charm with modern comfort.

Kitchen Diner

A stunning open-plan kitchen diner accessed via steps from both the entrance hall and lounge. Designed as the heart of the home, the room features a comprehensive range of fitted units with quartz work surfaces, ceramic Belfast sink and a central island incorporating deep storage drawers. Additional features include a five-ring hob, twin ovens, space for an American-style fridge freezer, four Velux roof windows, inset spotlights and bi-

folding doors providing direct access to the rear yard.

Basement

Useful cellar providing excellent storage space.

First Floor Landing/Study Area

A spacious landing incorporating an open-plan study or play area, offering flexibility for home working, children's activities or a reading space.

Bedroom Two

A generous double bedroom positioned to the front of the property, featuring decorative coving and two windows fitted with shutters, creating a bright and elegant room.

Bedroom Three

A further well-proportioned double bedroom benefiting from fitted wardrobes, one of which houses the central heating boiler.

Bathroom

A spacious family bathroom fitted with a bath, separate double shower enclosure, WC and wash hand basin. The room is enhanced by two frosted windows, a useful storage cupboard and part-tiled walls.

Second Floor Landing

Providing access to the principal bedroom, fourth bedroom and second bathroom.

Bedroom Four To Second Floor

A charming double bedroom featuring an original fireplace, adding character and appeal.

Master Bedroom To Second Floor

An impressive and particularly spacious main bedroom enjoying two front-facing windows fitted with shutters. Further features include decorative coving, creating a bright and stylish retreat.

Bathroom To Second Floor

Fitted with a freestanding bath, wash hand basin and

WC. Additional features include a heated towel rail, inset spotlights and part-tiled walls.

Outside

To the front, the property enjoys excellent kerb appeal and occupies a desirable position on a mature tree-lined street. To the rear is an enclosed yard providing low-maintenance outdoor space. Please note: There is a right of access across the rear yard for neighbouring properties.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Franklin Road, HARROGATE

- Impressive four bedroom mid-terrace home
- Beautiful tree-lined street location
- Two reception rooms
- Stunning kitchen diner with island and bi-fold doors
- Two bathrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers over

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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