

**5A STONE RINGS LANE
HARROGATE
HG2 9HY**



**NT NICHOLLS
TYREMAN**



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A fabulous opportunity to purchase this substantial stone built detached family property now requiring general updating. Located in this extremely sought-after area to the favoured south side of Harrogate with easy access to Pannal and Hornbeam rail links offering great commuting to Leeds and York. Close to Leeds Road shopping parade which includes Marks & Spencers and Harrogate town centre only a short distance away.

Entrance Hall | Living Room | Dining Room | Conservatory | Study | Kitchen | Utility Room | Cloaks/wc

Five Bedrooms | En-Suite | House Bathroom

Garden | Garage

Council Tax: G | Energy Rating: C | Tenure: Freehold

£900,000





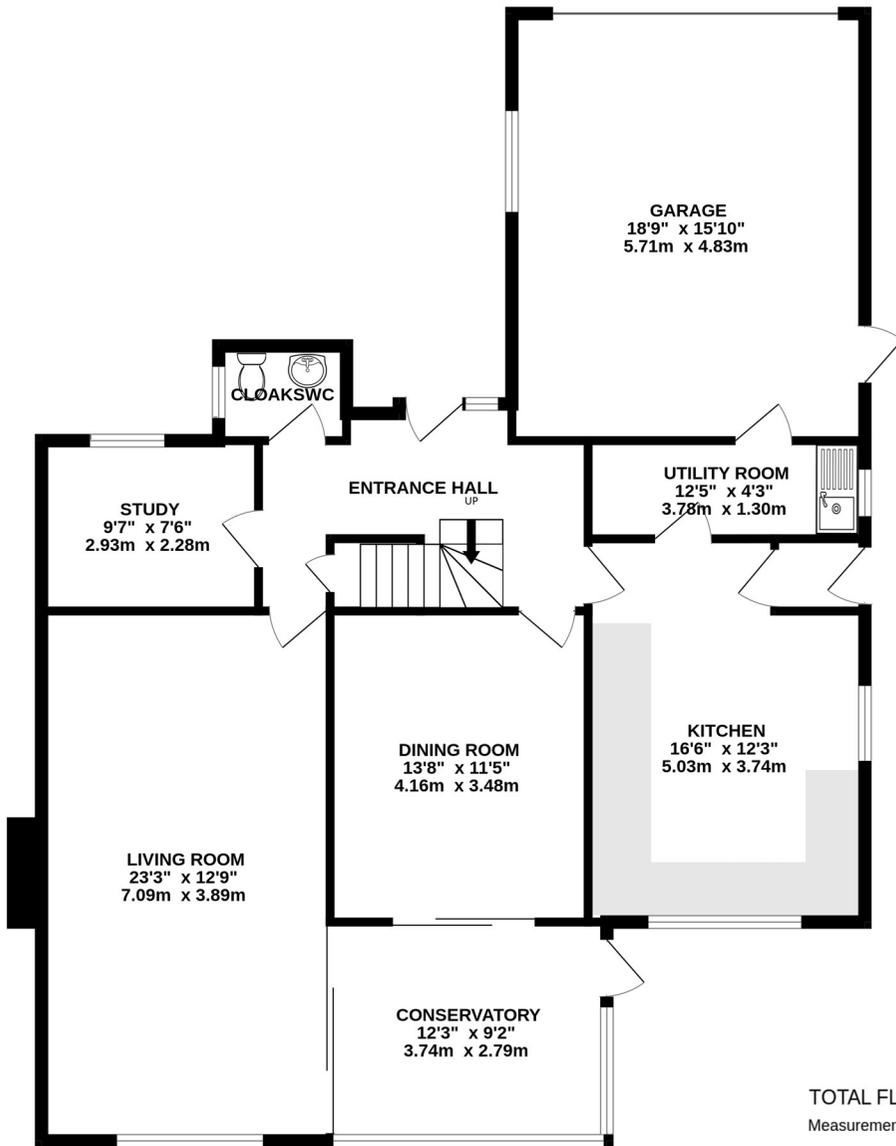
An internal inspection is required to truly appreciate the vast potential this property has to offer, it offers a 'blank canvas' for buyers to create their own style.

The accommodation briefly comprises: entrance hall, living room, dining room, study, conservatory, kitchen and utility room. To the first floor is the main bedroom with en-suite shower room, four further bedrooms and house bathroom.

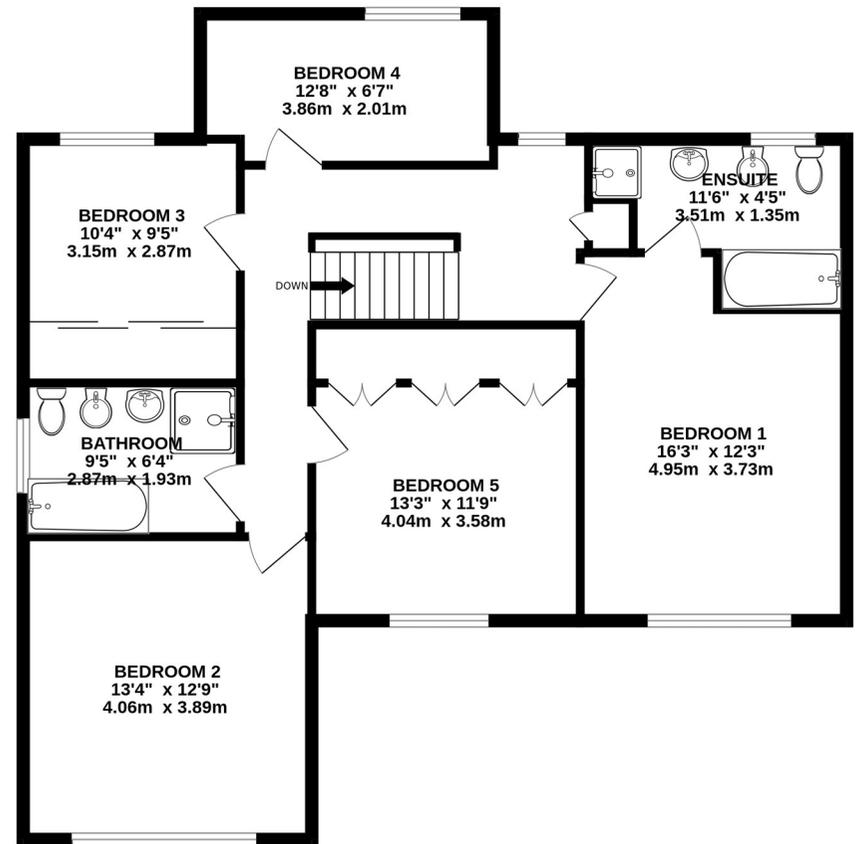
The property has the benefit of an extremely large front lawned garden with flowering borders and a considerable driveway leading to the attached garage. A side pathway takes you to the rear of the property, where there are extensive south facing flagged patios with steps leading to a good size lawn garden with flowering borders and mature boundary fencing. There is a further walled raised deck area that captures the evening sun.



GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2301 sq.ft. (213.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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