

VERITY FREARSON

14 VICTORIA ROAD, HARROGATE, HG2 0HQ

OFFERS OVER £1,000,000

14 VICTORIA ROAD,

Harrogate, HG2 0HQ

An impressive four-bedroom detached house with attractive gardens, situated in this desirable location within a few minutes' walk of Harrogate town centre via the famous Harrogate Stray. This delightful property provides generous accommodation and has attractive gardens and grounds.

The property has been well maintained but now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. On the ground floor there are currently three reception rooms, together with a stunning open-plan kitchen and living area, downstairs WC and utility room. Upstairs, there are four bedrooms, a bathroom, shower room and en-suite. An in-and-out driveway provides ample parking and leads to a single garage. There is an attractive rear garden enjoying a southwest-facing aspect.

Victoria Avenue is a prime Harrogate address, being on the edge of the famous Harrogate Stray, convenient for Harrogate town centre which is just a few minutes' walk away, within the catchment area of popular primary and secondary schools and is well served by nearby amenities along Cold Bath Road. Offered for sale with no onward chain.



3 Reception Rooms · Living Kitchen · Cloakroom · Utility Room

4 Bedrooms · 2 Bathroom · En-Suite

Off-Road Parking · Single Garage · Attractive Rear Garden

















ACCOMMODATION

GROUND FLOOR
RECEPTION HALL

SITTING ROOM
A spacious reception room with windows to the front and rear. Feature fireplace with living-flame gas fire.

DINING ROOM
A further reception room with feature fireplace and living-flame gas fire. Window overlooking the garden.

FAMILY ROOM
A further reception room with windows on two sides. Feature fireplace with living-flame gas fire.

LIVING KITCHEN
A stunning open-plan kitchen and living space with sitting and dining areas and glazed patio doors leading to the garden. The kitchen comprises a range of fitted units with space for a range cooker, integrated fridge and dishwasher.

UTILITY ROOM
With fitted units, integrated fridge and with space and plumbing for concealed washing machine and tumble dryer.

CLOAKROOM
With WC and washbasin.

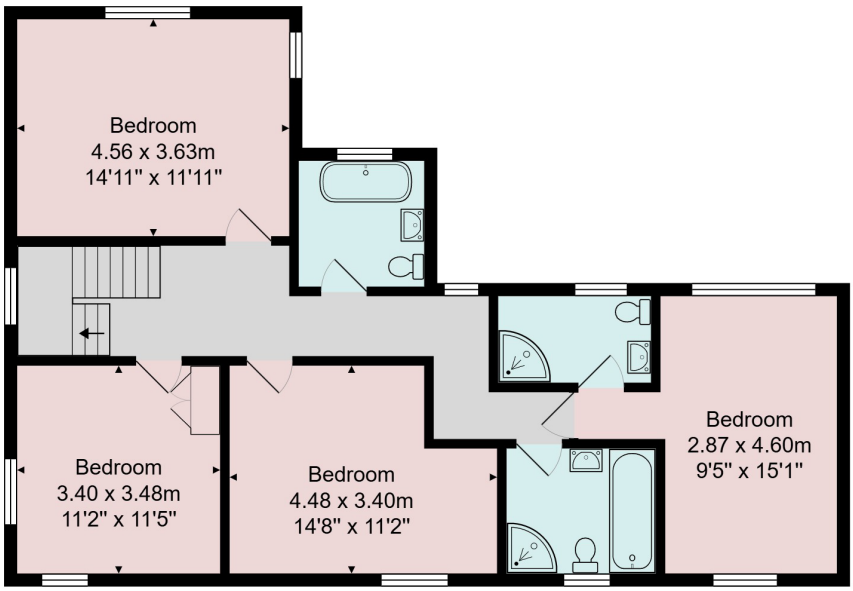
FIRST FLOOR
BEDROOMS
There are four good-sized bedrooms on the first floor, including the main bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM
With WC, washbasin set within a vanity unit, and shower. Heated towel rail.

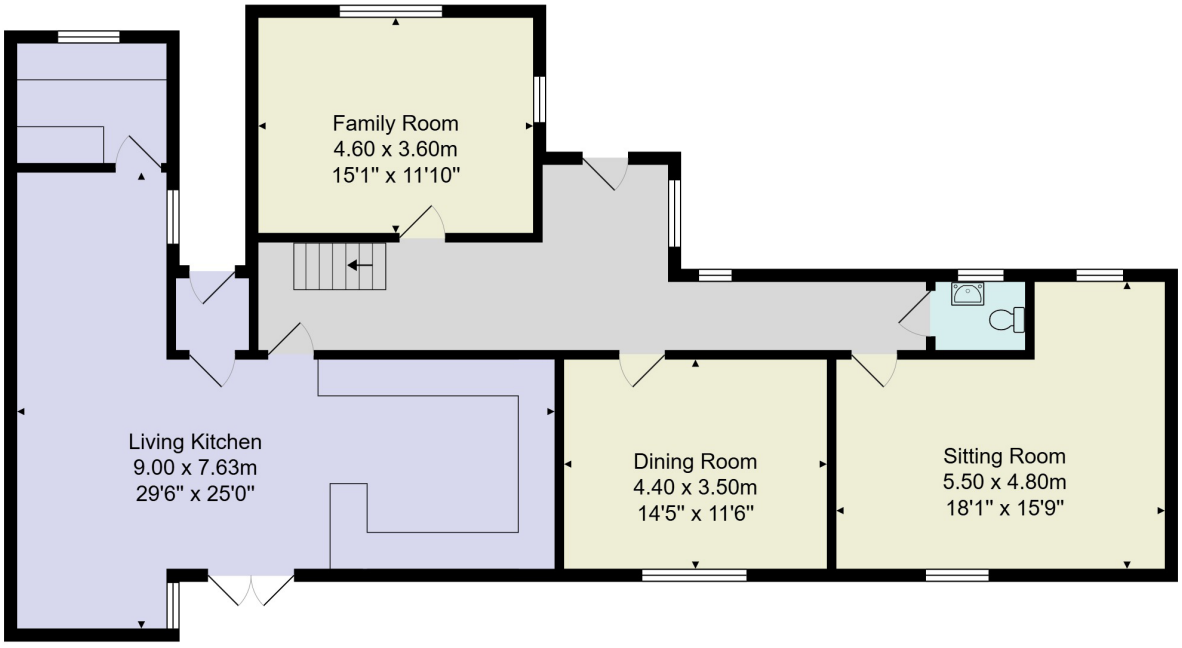
BATHROOM 1
A white suite comprising WC, washbasin, shower and bath. Tiled walls and floor. Heated towel rail.

BATHROOM 2
A useful second bathroom with WC, washbasin and bath.

FLOOR PLAN



First Floor



Ground Floor

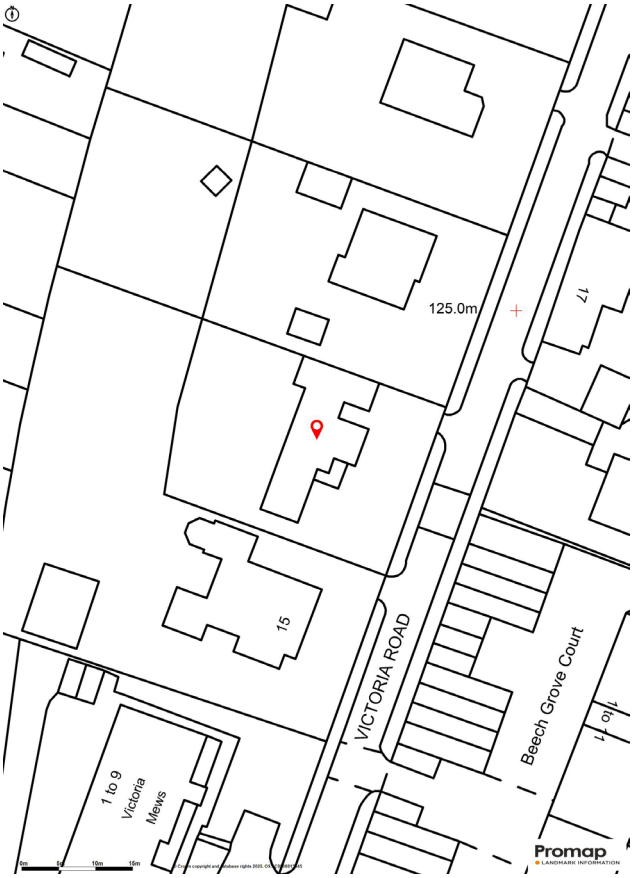
Total Area: 219.5 m² ... 2363 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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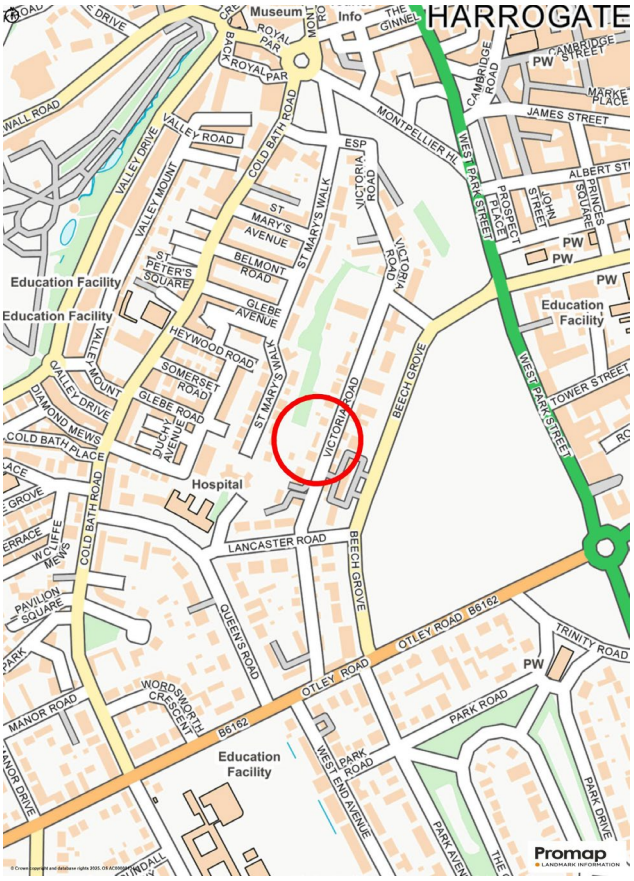
Outside
An in-and-out driveway provides parking and leads to a single garage. There is an attractive rear garden with lawn, paved sitting area and planted borders. There is a veranda to the front providing and additional outside undercover sitting area.

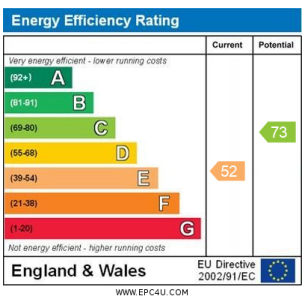
Services
All mains services connected.

Tenure
Freehold

Council Tax Band - G







Harrogate

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