



149 KNARESBOROUGH ROAD
Harrogate

Carter Jonas

149 KNARESBOROUGH ROAD, HARROGATE, HG2 7NW

Harrogate town centre - 0.5 mile

Leeds - 16 miles

York - 22 miles

A1(M) - 10 miles

The property has only recently undergone an extensive programme of refurbishment successfully combining original features of the period with modern appointment and providing flexible living accommodation over three levels equating to some 2400 sq ft. An internal inspection is strongly recommended to fully appreciate this lovely home.

Harrogate itself offers a wide variety of shops, restaurants and recreational facilities. The property is also within easy reach of a number of highly regarded schools including Harrogate Ladies College, Highfield Prep School, Bankfield Preschool, St. Aidan's and Harrogate Grammar School. For the commuter there is easy access to the business centres of Leeds, Bradford and York and the railway station in the town centre provide services throughout the day to Leeds and York. Direct mainline services to London Kings Cross operate from both Leeds and York.

The accommodation briefly comprises entrance vestibule with original stained glass inner door opening into an elegant and spacious reception hallway and off which is a part tiled guest cloakroom with WC. There are effectively four reception rooms including a lovely spacious living room with marble fireplace and log burning stove, separate dining room with gas coal effect fire in cast iron surround and double doors opening into a sun room with French doors to the front garden. A comfortable snug also has a wood burning stove and illuminated display recesses on either side. A feature of the property is the open plan family dining kitchen with a comprehensive range of hand painted units complimented with Corian preparation surfaces together with range cooker, integrated fridge and dishwasher. The dining area has two large Velux roof lights and windows overlooking the garden together with French

A BEAUTIFULLY PRESENTED SUBSTANTIAL VICTORIAN SEMI-DETACHED FAMILY RESIDENCE SYMPATHETICALLY REFURBISHED TO A HIGH STANDARD IN AN ESTABLISHED AND CONVENIENT LOCATION ONLY HALF A MILE FROM HARROGATE TOWN CENTRE.



doors opening onto a paved terrace/BBQ area. There is also a fitted utility with external access. The first floor is approached from a galleried landing and comprising a large principal bedroom with fully tiled ensuite shower room, bedrooms two and three sharing a Jack and Jill shower room and one with its own private dressing room/ play room. Bedroom four and the house bathroom with separate WC. The original spindle staircase continues up to the second floor where there is a fifth bedroom and bathroom served by a private landing all of which could provide a self contained element for a nanny or excellent teenage suite.

Outside the property has a long tarmac driveway providing ample parking for three/four cars and space for a garage subject to planning approval. There is a lawned garden with borders to the front and a large enclosed rear garden principally lawned with flower borders and rockery, services for a hot tub, timber garden store and a paved terrace with feature Napoli woodfired pizza oven.

ADDITIONAL INFORMATION

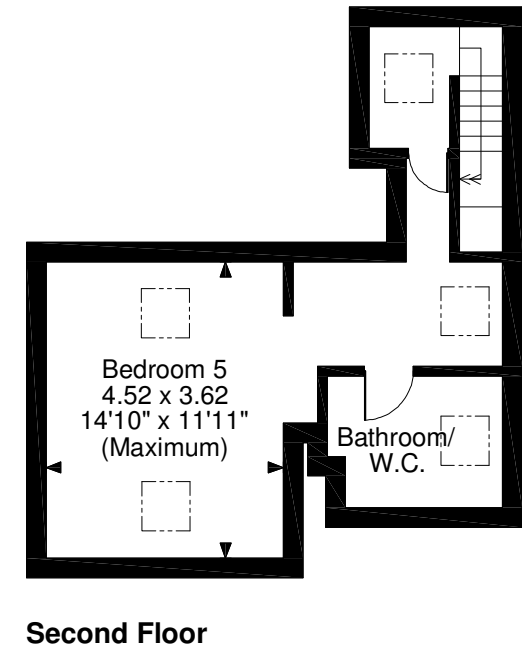
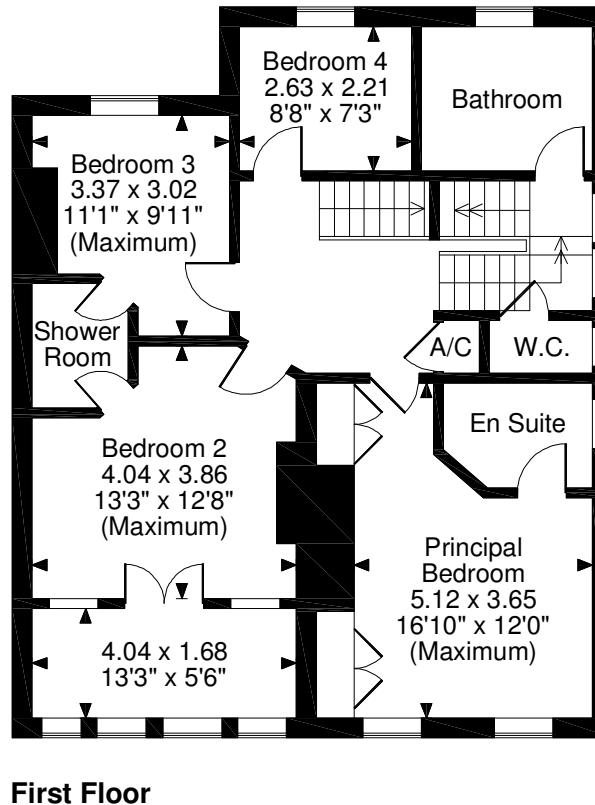
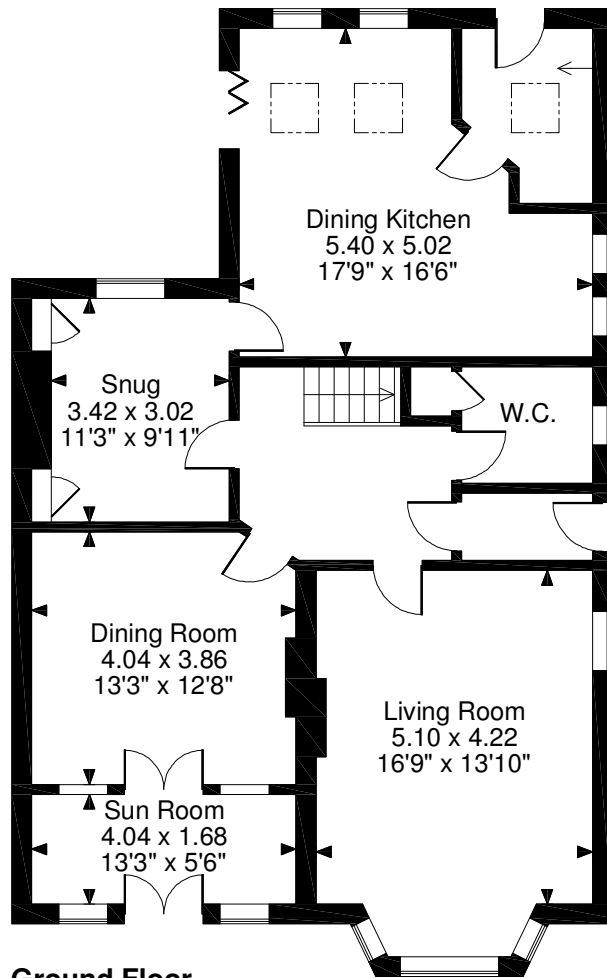
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Directions - HG2 7NW: Coming into Harrogate along the Wetherby Road A661 past Harrogate District Hospital at the Empress roundabout turn right onto the A59 Knaresborough Road continue for approximately quarter of a mile and the property is set back the road on the left hand side just before the turning into Kingsley Road.





149 Knaresborough Road, Harrogate
Approximate Gross Internal Area
2,365 sq ft / 220 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	71
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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