



16 Studley Road, Harrogate, North Yorkshire, HG1 5JU

£425,000

Guide Price

16 Studley Road, Harrogate, North Yorkshire, HG1 5JU

An impressive four-bedroomed period terrace property situated on this attractive tree-lined avenue in the heart of Harrogate town centre.

This imposing property offers generous accommodation arranged over four floors, with four good-sized bedrooms, house bathroom, cloakroom, two reception rooms, kitchen, utility and basement storage area. There is a courtyard garden to the rear and a forecourt garden to front. The accommodation has been well maintained but now offers buyers the opportunity to update the accommodation to their own requirements.

Studley Road is located just off King's Road, just a stone's throw from Harrogate town centre yet enjoying a quiet position. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

SITTING ROOM

Bay window to front, central heating radiator and fireplace with gas fire.

DINING ROOM

A further reception room with central heating radiator, fitted cupboard and drawers, and fireplace with gas fire.

KITCHEN

Range of wall and base units and sink unit. Washing machine and cooker point, Windows to rear and side. Exterior door to side.

UTILITY ROOM / CLOAKROOM

With low-flush WC. Plumbing for washing machine, window to rear and built-in cupboards.

LOWER GROUND FLOOR

USEFUL STORAGE AREA



FIRST FLOOR

BEDROOM 1

A large bedroom with window to front, central heating radiator and fitted wardrobes.

DRESSING ROOM

Window to front.

BEDROOM 2

Window to rear, central heating radiator and shower cubicle.

SEPARATE WC

With low-flush WC and washbasin. Window to side.

SECOND FLOOR

BEDROOM 3

Window to front and central heating radiator.

BEDROOM 4

Window to front and central heating radiator.

BATHROOM

Low-flush WC, washbasin and bath. Central heating radiator and large storeroom.

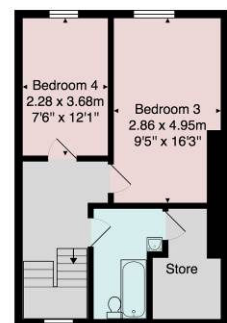
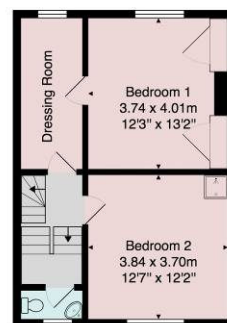
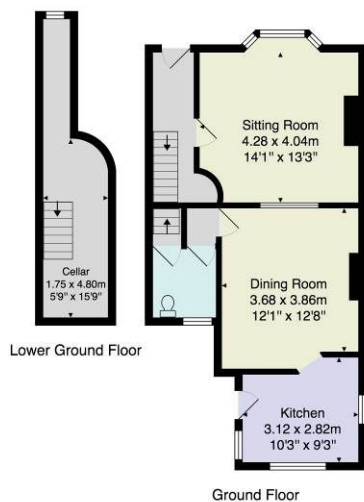
OUTSIDE

Forecourt garden to front, Good-sized courtyard garden to rear with timber storage shed.

Tenure - Freehold

Council Tax Band - D





Total Area: 151.0 m² ... 1626 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(91-100) A</small> <small>(81-90) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>		79	<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(100-100) A</small> <small>(90-90) B</small> <small>(80-80) C</small> <small>(70-70) D</small> <small>(50-50) E</small> <small>(30-30) F</small> <small>(10-10) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	51	73
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