



VERITY
FREARSON

66 OTLEY ROAD, HARROGATE, HG2 0DP

OFFERS OVER £575,000

66 OTLEY ROAD

Harrogate, HG2 0DP

A beautifully presented Victorian town house offering particularly generous accommodation in this sought after location on the south side of Harrogate within just a few minutes' walk of Harrogate Grammar School.

The spacious accommodation boasts six bedrooms and two bathrooms together with an impressive sitting room and large dining kitchen with doors to the rear leading to a good sized courtyard garden. The accommodation is appointed to a high standard with modern fixtures and fittings yet the property retains much of the original building's character and charm. The property is located in this most convenient location within easy walking distance of excellent local schooling, the amenities of Cold Bath Road, the Stray, Valley Gardens and Harrogate town centre. Offered for sale with no onward chain.



Impressive sitting room • Dining kitchen

Six good-sized bedrooms • Two bathrooms

Good-sized courtyard garden • Parking to rear on private road

Outside storage sheds • Generous loft storage







ACCOMMODATION

GROUND FLOOR

Reception Hall

Central heating radiator.

Sitting Room

A good sized reception room with central heating radiator, window to front with wood shutters, attractive cast iron fireplace with wooden surround. Fitted cupboard and shelving.

Dining Kitchen

A spacious dining kitchen with range of wall and base units, island and breakfast bar. Point for a range cooker, extractor hood above, integrated microwave, fridge, freezer and plumbing for a dishwasher. Spacious dining area with windows to rear and a glazed door leads to the garden. Central heating radiators and under stairs cupboard.

FIRST FLOOR

Bedroom 1

Window to front, central heating radiator and fitted wardrobes.

Bedroom 2

Window to rear, central heating. There is potential to use this room as an additional reception room if required.

Bathroom

A modern white suite with basin, freestanding bath and large walk in shower. Window to rear and central heating radiator.

Separate WC

With a low flush WC, basin, central heating radiator, window to side with wooden shutters.

SECOND FLOOR

Bedroom 3

Window to rear, central heating radiator, fitted wardrobe and ornamental cast iron fireplace.

Bedroom 4

Window to front, central heating radiator and fitted wardrobes.

Bedroom 6

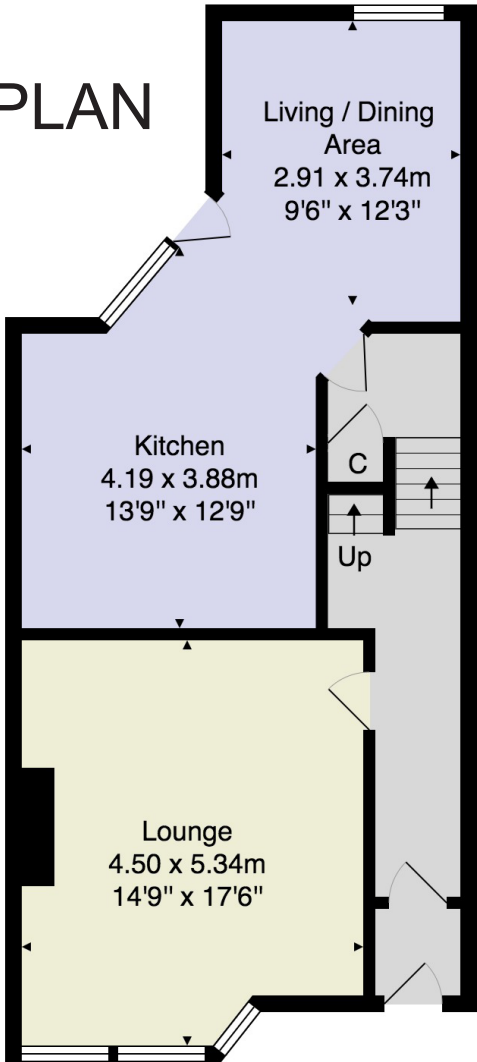
Skylight window to front, central heating radiator and access to large loft via a pull down ladder.

THIRD FLOOR

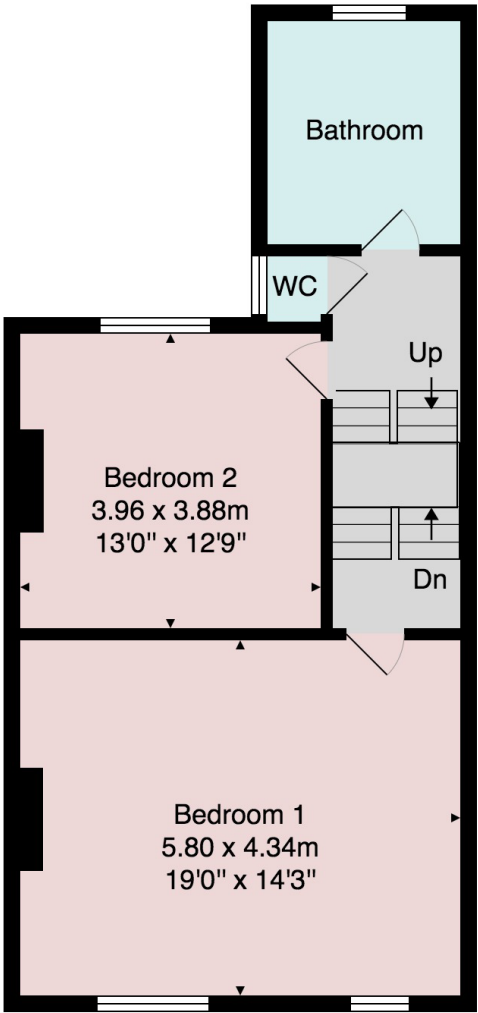
Bedroom 5

Windows to rear, central heating radiator and cast iron ornamental fireplace.

FLOOR PLAN

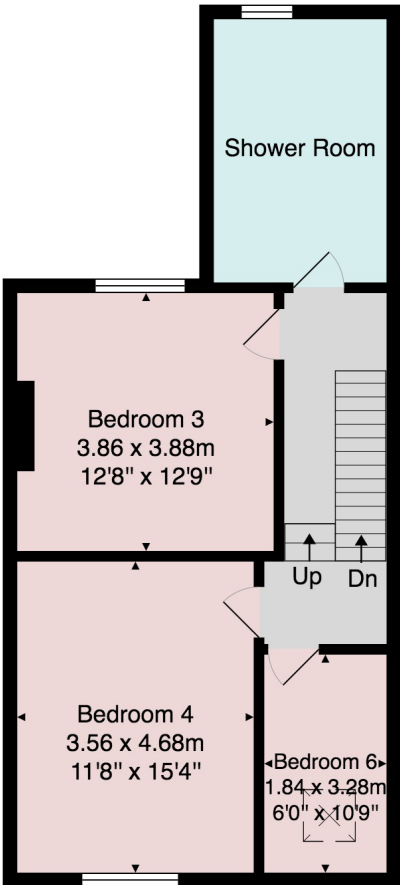


Ground Floor

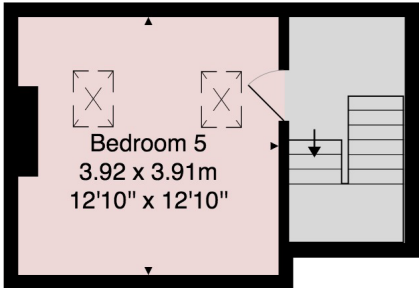


First Floor

Total Area: 208.5 m² ... 2244 ft²



Second Floor



Third Floor

Outside

To the front of the property is a lawned forecourt garden. To the rear is a good -sized courtyard garden with raised planted borders and useful outdoor storage sheds. A gate leads to a private rear lane where it is possible to park.

Directions

The property is situated within easy walking distance of the town centre. To find the property, simply proceed along Otley Road from the Price of Wales roundabout and the property will be seen on the right-hand side, just after you have passed Harrogate Grammar School.

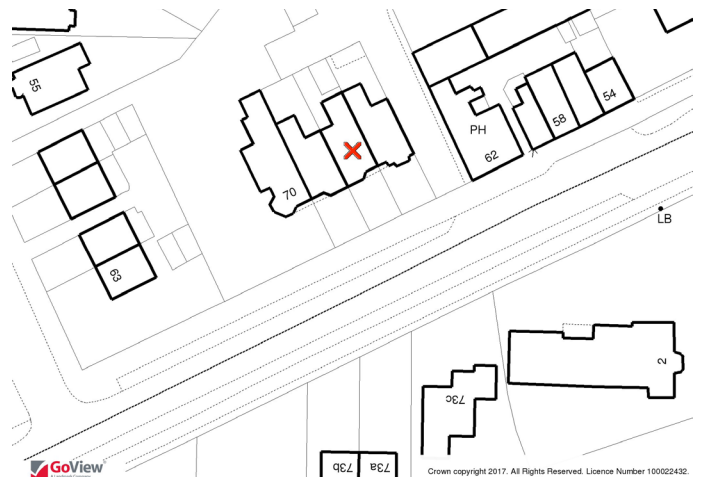
Services

All mains connected

Tenure

Freehold

Council Tax Band: E



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | 74 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental (CO ₂) Impact Rating | | |
|-----------------------------------------------------------------|-------------------------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | 74 |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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