



141 Wetherby Road Harrogate, North Yorkshire

STRUTT & PARKER

141 Wetherby Road

Harrogate, North Yorkshire
HG2 7AA

A fabulous stone built detached family house, full of character and charm, beautifully presented in this highly convenient location

Ripon 13 miles, Leeds 17 miles, York 20 miles,
A1 (M) 7 miles, Leeds Bradford Airport 14 miles

Entrance porch | Reception hall | Drawing room
Sitting room | Dining room | Breakfast kitchen
Conservatory | WC

Master bedroom with en-suite
3 Further bedrooms | House bathroom
Annexe: Office | Utility room
Garden | Garden log store | EPC rating E

The property

This splendid property boasts spacious and well thought out accommodation and is presented to a high standard offering superb family accommodation. The front door opens into an entrance porch before leading into the light and airy reception hall off which lies the generous drawing room as well as the separate dining room. Both rooms have stone flooring and feature stone fireplaces, the drawing room benefits from a stunning large stone mullion bay window making it a particularly bright space as well as a pleasant conservatory off it, ideal to enjoy the warmth of the sun, at the far end are French doors that lead out onto the garden patio. The dining room opens into the marvellous breakfast kitchen which is a conservatory style kitchen with a centre island, butlers sink, wood and granite work surfaces and a large gas stove; at the far end is access to a ground floor WC. Also on the ground floor leading off from the breakfast kitchen is a fantastic sitting room with fitted cupboards, ideal for modern family living.

An elegant stair case leads to the first floor where the master bedroom with fitted wardrobes and en-suite is located, there are two further double bedrooms and a luxury house bathroom on this floor. The fourth bedroom is located on the second floor.

Location

Situated in a highly convenient location in walking distance of the beautiful Stray as well as a wealth of local amenities available on Wetherby Road. This property is ideal for a family with highly regarded schools both primary and secondary within easy walking distance. Harrogate town centre with its excellent shopping facilities, restaurants, public houses and recreational facilities is only approximately 1.5 miles and the Cathedral city of Ripon is approximately 13 miles, the historic city of York 20 miles and the financial centre of Leeds 17 miles. Ideal for the commuter, the A1(M) is about 7 miles which provides excellent access to the commercial centres of the North and links with the national motorway network. The railway station at Harrogate is within walking distance and connects with the mainline stations at York and Leeds giving fast services to London Kings Cross and Edinburgh. There are regular flights from Leeds Bradford Airport about 14 miles away.

Outside

The property is accessed through double gates to a gravelled in and out driveway providing ample off road parking. The garden and drive can be made secure, ideal for children or animals, there is a lawned garden to the front with well-stocked flower beds and mature hedges affording a good degree of privacy. To the left hand side of the property is a stone built annexe which offers a useful home office facility with a corner stone fireplace as well as a utility room with space for a washing machine and dryer. To the rear of the property is a pleasant and secluded stone flagged courtyard, an ideal place to entertain. The garden continues through a wooden trellis to a level lawn that runs down the side of the property, there is also a raised decked patio area.





General

Services: Mains services include electricity, water, drainage and gas central heating.

Tenure: Freehold with Vacant Possession.

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

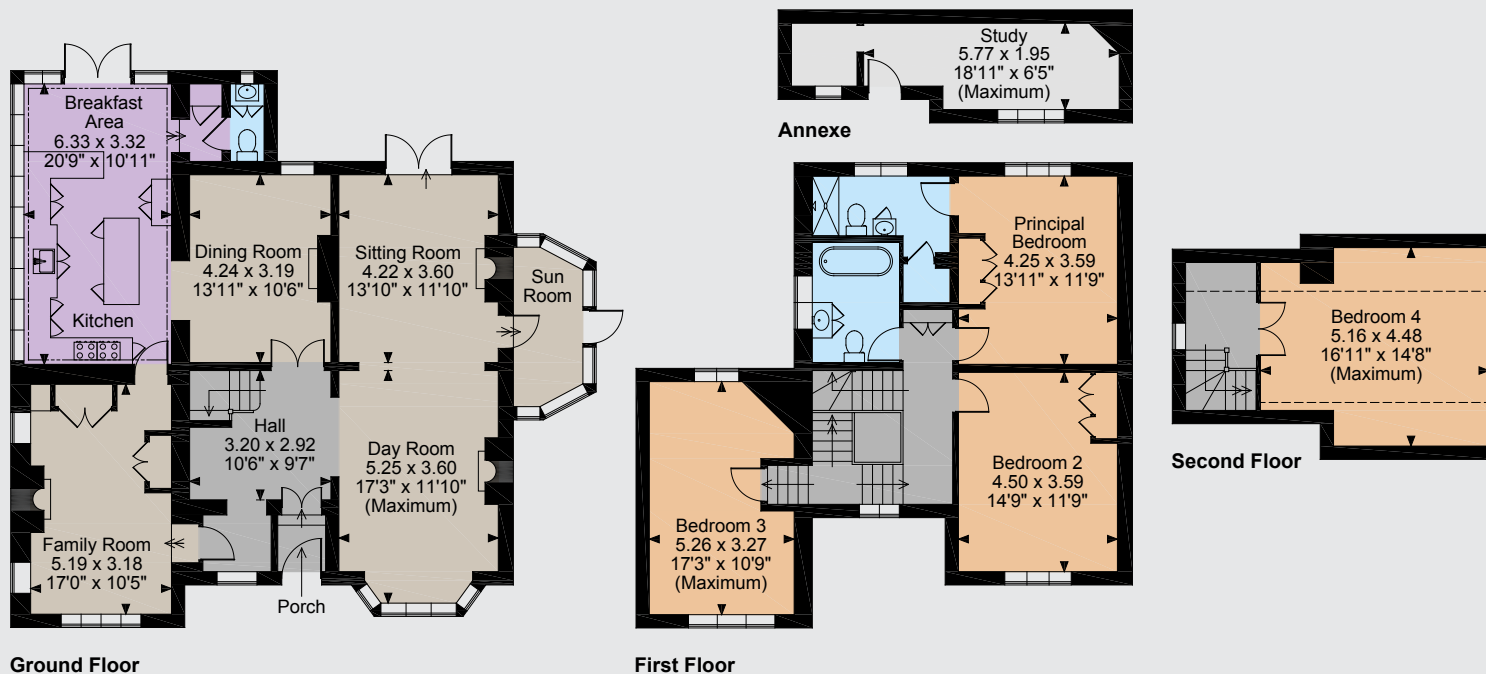
Wayleaves, easements and rights of way: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents; therefore prospective purchasers must satisfy themselves as to their working order.





Floorplans
Main House internal area 2,256 sq ft (209 sq m)
Annexe internal area 133 sq ft (12 sq m)
 For identification purposes only.



Directions
 From Harrogate and the Prince of Wales roundabout take the exit on to York Place/A6040 and continue straight on to the next roundabout. Take the 3rd Exit onto Wetherby Road/A661. Continue straight on, continue through the traffic lights at the cross roads and 141 Wetherby Road is approximately 150 meters on the left hand side.

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55 offices across England and Scotland,
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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