



Airdrie, Harrogate, North Yorkshire





A **beautifully presented**, elegant Edwardian detached double-fronted period property offering modern, contemporary living with a host of elegant features is in a sought-after location close to Harrogate town centre.

Summary of accommodation

Ground floor: Reception hall | Cloaks/WC | Sitting room | Drawing room | Snug/games room | Dining area | Kitchen | Utility/boot room
Study | Shower room

First floor: Landing | Principal bedroom with en suite shower room | Bedroom two with en suite shower room | Three further bedrooms | Dressing room/bedroom six | Family bathroom

Distances

Harrogate Town Centre 0.9 miles, Wetherby 8 miles, Leeds 15 miles, York 21 miles
(All distances and times are approximate)



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Situation

The property is within easy reach of the town centre and Hornbeam Park Railway Station, which provides a regular service to Leeds and York Stations, both of which offer frequent direct trains to London Kings Cross and Edinburgh. For commuters, the property is conveniently located for the A1(M) and M1. Leeds Bradford International Airport is within easy reach and offers wider travel internationally.

The property

Airdrie is an impressive period property that has been upgraded by the current owners to an exceptional standard, with high-quality fixtures and fittings evident throughout. An inviting and spacious reception hall with engineered oak flooring and a staircase leading to the first floor accommodation gives access to the principal rooms.

The sitting room and drawing room are two impressive and well-proportioned reception rooms, which are both dual aspects, flooded with natural light with large, double-glazed bay windows and fitted with wood-burning stoves. The snug/games room is at the rear.



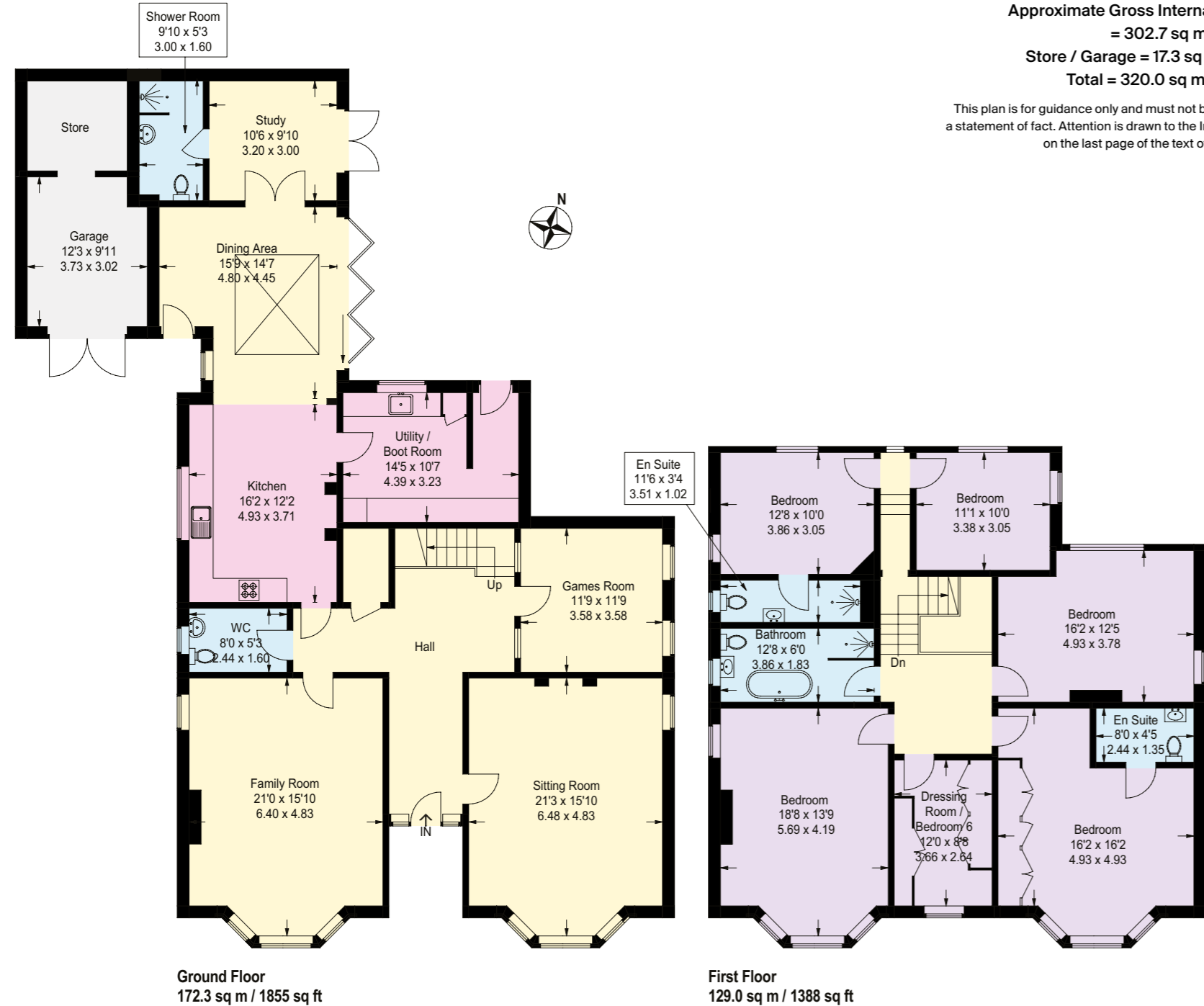
The kitchen is equipped with an excellent range of modern ultra sleek high gloss white wall and floor units with quartz worksurfaces and fitted with an under-mounted sink with chrome mixer tap, a range of integrated appliances including two electric ovens, induction hob and extractor fan, fridge and freezer, fireplace with oak mantle and wood burning stove, engineered oak flooring and opening into a stunning contemporary dining area with glazed roof lantern and bi-fold doors opening into the gardens, underfloor heated flagstones by Coldbath flooring.

A useful home study is located at the rear, which could be used as a guest bedroom/annexe with French doors leading into the garden. It also has a modern walk-in contemporary shower room. The utility/boot room has been well designed, with a range of storage and space for laundry appliances and a door leading into the garden.

To the first floor, there are five beautifully presented bedrooms; the principal bedroom has a range of built-in wardrobes and an en suite shower room, the second bedroom is at the rear and benefits from an en suite shower room, there are four further bedrooms one of which is currently used as a dressing room which is fitted with an excellent range of storage. The family bathroom is exceptional, with a free-standing copper bath, a separate walk-in shower with a rain head shower, a vanity wash hand basin with storage and a low-level WC and ceramic floor tiling with underfloor heating.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area
= 302.7 sq m / 3258 sq ft
Store / Garage = 17.3 sq m / 186 sq ft
Total = 320.0 sq m / 3444 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Externally

The property is set back from the road in a quiet residential area with an enclosed front garden, mainly laid to lawn with a central paved footpath leading to the entrance porch. Mature hedging and low wall screening allow a good degree of privacy. Double-wrought iron gates to the side lead to a block-paved drive with parking for several vehicles, which leads to the garage at the rear, which offers further parking or storage. The enclosed rear garden is laid for ease of maintenance with a lawned area, shaped flower beds and borders; a large paved terraced area is ideal for al fresco dining and entertaining, enclosed by close boarded fencing with many mature trees and flowering perennials. The additional side garden area has a greenhouse.

Services

Gas central heating, mains electricity, mains water and drainage.

Property information

Tenure: Freehold

Local Authority: North Yorkshire Council

Council Tax: Band G

EPC Rating: D

Guide Price: £1,700,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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