DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



107 Otley Road, Harrogate, North Yorkshire, HG2 0AG

This impressive five bedroom three storey period home occupies a prime position in this popular neighbourhood close to local shopping parades, excellent schooling for all age groups and delightful open countryside.

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107 Otley Road, Harrogate, North Yorkshire, HG2 0AG

Guide Price: £575,000

- Stylish period home
- Two excellent reception rooms
- Large family kitchen
- Five family bedrooms
- Two separate bathrooms
- Enclosed front and rear gardens
- Versatile local amenities







General remarks

With handsome stone elevations under a slate roof and benefitting from gas fired heating and double glazing, this impressive three storey period home, with bonus cellar space is an ideal purchase for the growing family seeking ease of access to local amenities including the magnificent Pinewoods and Valley Gardens.

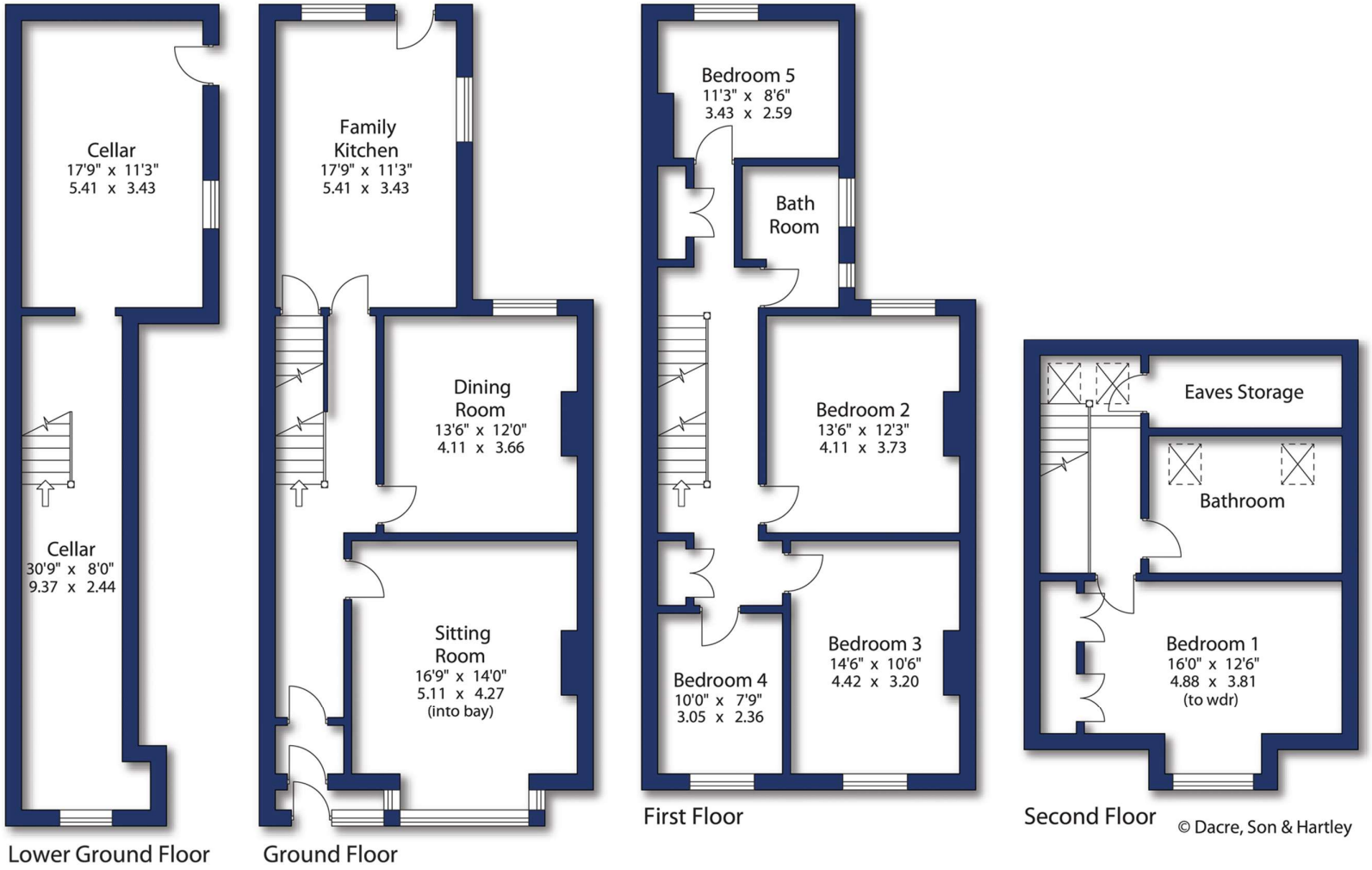
A welcoming reception hall with entrance vestibule leads to an impressive sitting room and a separate dining room, both of which are served by a large well-appointed family breakfast kitchen with rear access to an enclosed courtyard. In the kitchen there is a concealed staircase to a useful range of storage cellars with many future options subject to relevant building control regulations.

At first floor level there are four family bedrooms, all being of excellent proportions and served by a house bathroom. Finally on the second floor is a further double bedroom with elevated aspects towards the Pinewoods on the horizon and a large bathroom of excellent proportions with a high quality white suite.

Front and rear gardens are laid out with ease of maintenance in mind, the latter enjoy a southerly aspect, forming perfect recreation areas for children and pets, also having external access to the aforementioned cellars. Local residents enjoy the benefit of on-road car parking which can be found in the rear lane and nearby streets.

This is a continually popular location for the growing family due to the high-quality local schools for all age groups including Rossett Acre Primary School, Western County Primary School, Rossett High School and Harrogate Grammar School. There is a regular bus service into Harrogate town centre and an ever-improving range of local specialist stores in the Harlow Hill area. This part of Harrogate has a strong community spirit and lies close to delightful countryside.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

Proceeding out of Harrogate on Otley Road in a westerly direction, the subject property will be identified through the third set of traffic lights on the left hand side by our For Sale board on a stretch of properties known locally as Reginald Terrace.

What3Words pushes.eating.purely

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- All mains services are installed
- On road parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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