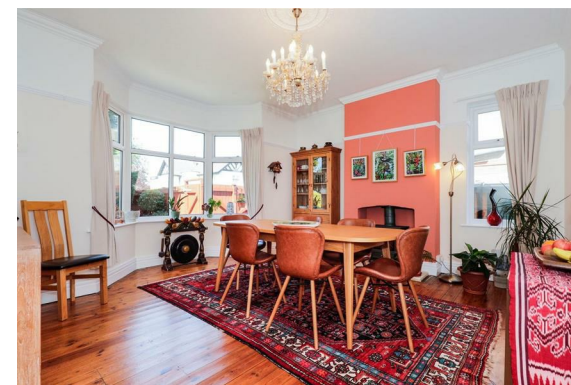




Chelmsford Road, Harrogate, HG1 5NA

- Prime Harrogate location just a short walk from the town centre and train station
- Five bedrooms with potential for multi-generational living or home working
- Extended ground floor with self-contained annexe/studio potential
- Stylish kitchen with separate utility and cloakroom
- Early viewing highly recommended
- Off-street parking via private paved driveway
- Over 2,000 sq. ft. of flexible accommodation across three floors
- Three spacious reception rooms with character features including bay windows and wood-burning stove
- Beautiful gardens to the front and rear with sitting areas and planted borders
- Council Tax Band E



Guide Price £800,000

Chelmsford Road, Harrogate, HG1 5NA

DESCRIPTION

A fantastic opportunity to purchase a substantial and versatile five-bedroom detached home on one of Harrogate's most desirable streets — just a short walk from the town centre and station.

Set on Chelmsford Road, this attractive home offers over 2,000 sq. ft. of accommodation and has been cleverly extended to suit a range of needs. Whether you're a growing family, looking for multigenerational living, or working from home, this property ticks all the boxes.

The ground floor is full of character, with three spacious reception rooms including a beautiful bay-fronted lounge and a cosy family room with a wood-burning stove. The kitchen is well-equipped and adjoins a separate utility room. The extended rear wing offers incredible flexibility — currently arranged with two additional bedrooms, a second reception area and shower room, with its own entrance — ideal for a home office, studio, guest space or even annexe potential.

Upstairs, there are three generous double bedrooms and a stylish family bathroom, along with a separate WC. A converted loft space offers additional room — perfect as a home office or hobby area.

Outside, the property enjoys well-tended gardens to the front and rear, with plenty of space to entertain, relax or enjoy the sun. A paved driveway offers off-street parking.

Chelmsford Road is a quiet and well-established residential street just minutes from Harrogate town centre, making it ideal for access to shops, cafes, schools and excellent commuter links.

This is a rare opportunity to secure a home of this size, scope and setting in central Harrogate — early interest is expected.



EPC

Energy rating E

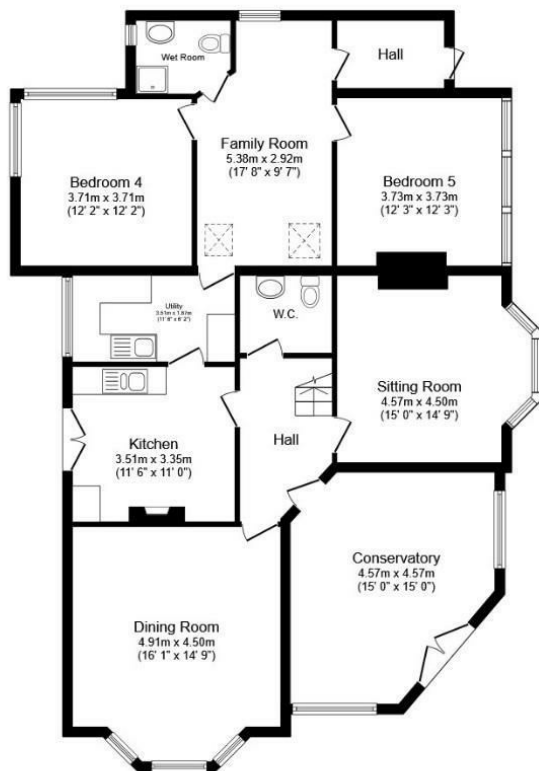
This property produces 11.0 tonnes of CO2

Material Information - Harrogate

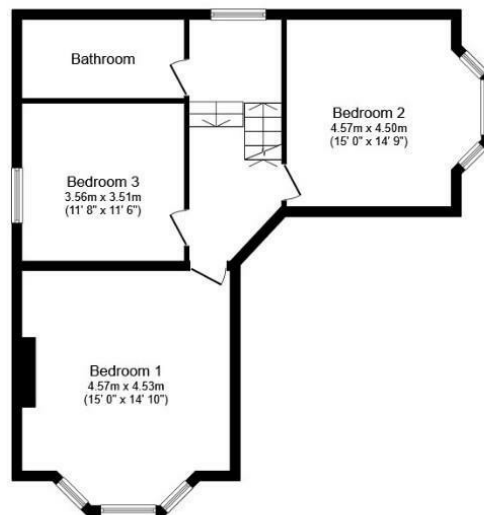
Tenure Type: Freehold

Council Tax Banding: E

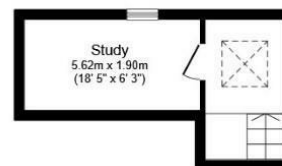




Ground Floor



First Floor



Second Floor

Total floor area 217.9 sq.m. (2,345 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

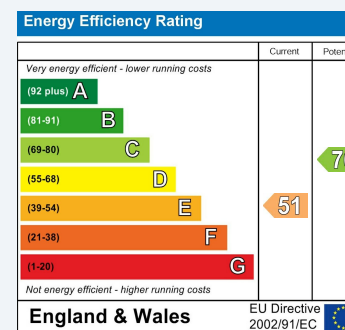
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.