



Franklin Road,  
Harrogate, HG1 5ED  
£400,000

4 Bedroom House  
EPC Rating: E



Located on a sought after street near Harrogate town centre, lies this well-finished four bedroom townhouse benefitting from a larger than average garden to the rear. Franklin Road is a pretty tree lined avenue situated in a prime residential address within close walking distance of Harrogate town centre, which offers excellent shopping facilities, restaurants, public houses and recreational facilities. Harrogate also benefits from regular public transport links and has easy access on to the A1(M) making it an easy commute to the rest of the North.

The property itself is very much in keeping of the area with its recognisable yellow sandstone and many characterful features. The property is finished to a high standard, flows well and briefly comprises; entrance porch leading on to hallway, spacious living room with gas fireplace and bay window with shutters, dining kitchen with breakfast bar island and a separate dining room with access to rear garden and staircase to basement. The basement is currently a useful storage area/utility room and has the benefit of power, lighting and plumbing for a washing machine.

To the first floor; master bedroom with shutters and ensuite shower room, another double bedroom and house bathroom with separate bath and shower. To the second floor are two more double bedrooms. Outside, the property has a larger than average rear garden for the street with a decked area and planted borders. The property also benefits from gas central heating and double glazing throughout.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Entrance door and window to side.

### **ENTRANCE HALL**

Entrance door, coving to ceiling and central heating radiator.

### **LOUNGE 14'8" X 11'7" (4.95 X 3.63)**

Double glazed bay window to front with shutters, marble inset and hearth, gas fire, coving to ceiling and central heating radiator.

### **DINING ROOM 9'7" X 6'2" (2.92 X 1.68)**

Double glazed window to rear, door to side and staircase to basement with power, lighting and plumbing for washing machine.

### **DINING KITCHEN 12'10" X 12'9" (3.91 X 3.89)**

Fitted wall and base units with work surfaces over, island with breakfast bar, Range cooker, space for dishwasher and American fridge freezer, double glazed window to rear and central heating radiator.

## **FIRST FLOOR**

### **BEDROOM ONE 15'8" X 12'0" (4.78 X 3.66)**

Two double glazed windows to front with shutters, fitted wardrobes and two central heating radiators.

### **ENSUITE SHOWER ROOM**

White three piece suite comprising step in shower cubicle, low level WC, hand wash basin with vanity unit and tiled flooring.

### **BEDROOM TWO 13'4" X 10'2" (4.06 X 3.10)**

Double glazed window to front with shutters and central heating radiator.

### **BATHROOM**

White four piece suite comprising panelled bath, step in shower cubicle, low level WC, hand wash basin with vanity unit, partly tiled wall, tiled flooring, double glazed window to rear and central heating radiator.

## **SECOND FLOOR**

### **BEDROOM THREE 15'8" X 11'11"**

Double glazed window to rear and central heating radiator.

### **BEDROOM FOUR 13'5" X 10'4" (4.09 X 3.15)**

Double glazed window to rear and central heating radiator.

## **OUTSIDE**

### **FRONT COURTYARD**

With gravelled area.

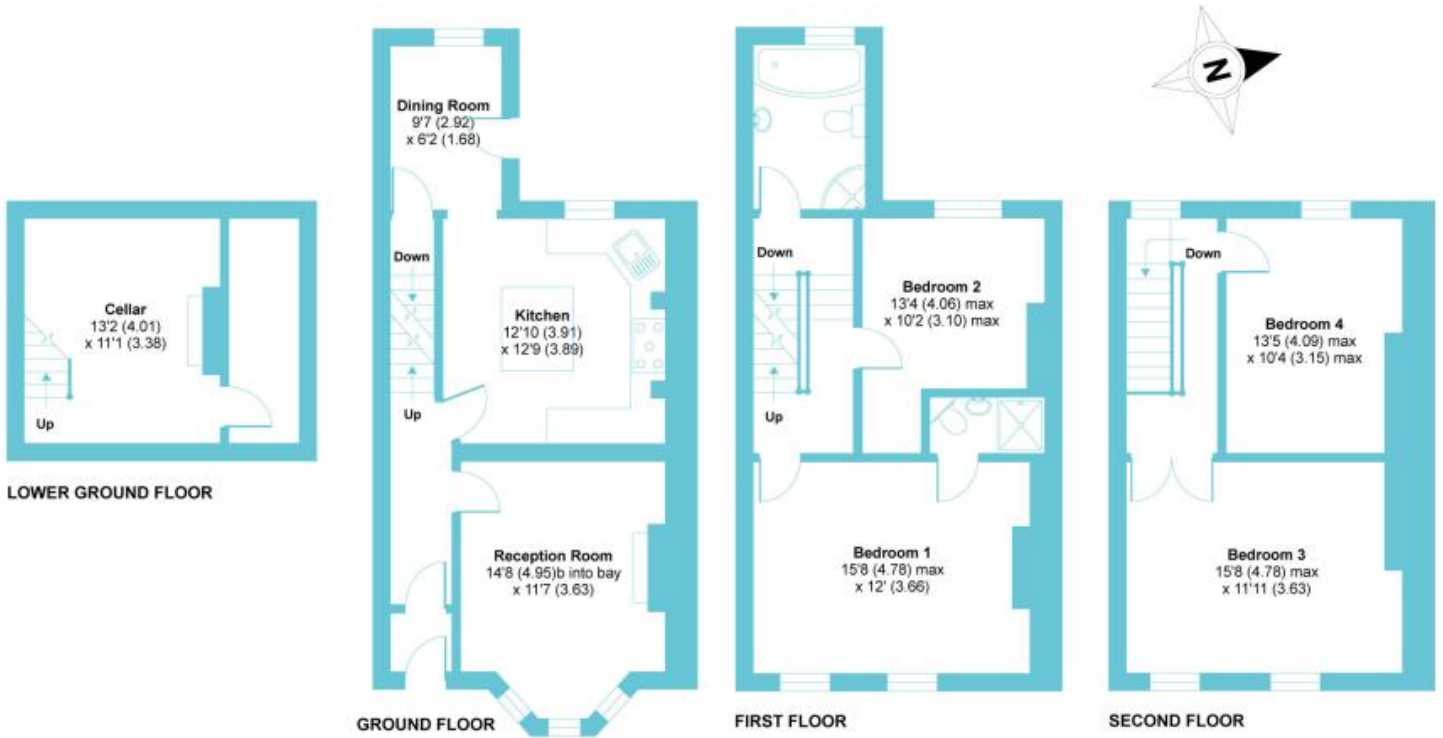
### **REAR GARDEN**

Laid mainly to lawn with decked area, planted borders, wall and fence boundaries and garden shed.



# Franklin Road, Harrogate, HG1

APPROX. GROSS INTERNAL FLOOR AREA 1573 SQ FT 146 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	40	54	47
<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## AGENTS NOTES:

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