



193 Wetherby Road  
Harrogate, North Yorkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A well-presented detached family home in a sought-after Harrogate setting.

An attractive double-fronted detached home with four bedrooms, elegant styling and plenty of natural light throughout. It has a good-sized garden to the rear and is set in a popular location within easy reach of both the town centre and the surrounding countryside.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DETACHED GARAGE**



**GENEROUS PLOT**



**FREEHOLD**



**PRIME LOCATION**



**1,926 SQ. FT  
178.9 SQ. M**



**GUIDE PRICE  
£599,950**



### The property

193 Wetherby Road is a splendid detached family home featuring attractive, understated accommodation with high-quality fittings throughout, including stone-mullioned, leaded windows.

The ground floor accommodation flows from a welcoming reception hall and has two main reception rooms, the largest of which is close to 25ft sitting room with a contemporary fireplace that has living-flame gas. This room is flooded with natural daylight from the large window to the front that also features remote control electric blinds, and French doors to the rear that open to the garden. There is also a comfortable semi open plan kitchen and family room. The family room has wooden flooring, bespoke built in cabinetry and a modern wall-mounted living-flame gas fireplace creating a further space in which to relax or entertain. The kitchen itself offers plenty of storage in the rustic farmhouse style wall and base units in white. There is a large central island with a breakfast bar, integrated appliances and remote-control electric window blinds. The adjacent utility room offers

further space for home storage and appliances with a downstairs WC.

Upstairs there are four generous bedrooms, one of which is ideal for use as a home study with its built-in desk and storage. The principal bedroom features extensive fitted wardrobes with mirrored sliding doors and a sizable en suite shower room. The first floor also has a family bathroom with a bathtub and a separate shower enclosure.

### Outside

At the front of the house, the gated pedestrian entrance opens onto a pathway leading to the front door, while the attractive front garden has paved and gravel terracing and two areas of artificial turf lawn. At the rear, the garden has a patio across the back of the house and a further paved terrace at the end of the garden, shaded by a wooden pergola. In between there is a well-kept lawn that is bordered by a brick built raised bed to one side for planting. The garage is found at the back of the plot, with access via Rudbeck Drive. It provides off street parking in front for one car, with further parking and storage space in the garage.



## Location

The property is located less than two miles from the centre of the historic and popular spa town of Harrogate, yet just moments from the beautiful surrounding North Yorkshire Countryside. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus several supermarkets, and a choice of superb schools – both state and independent.

There is the beautiful RHS Harlow Carr gardens and plenty of golfing facilities available at Pannal Golf Club, Oakdale Golf Club, Harrogate Golf Club and Rudding Park Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.

The area is well connected by road, with the A1(M) just six miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours.



## Distances

- Harrogate town centre 1.7 miles
- Knaresborough 3.3 miles
- Wetherby 7.0 miles
- Leeds 16.5 miles
- York 19.0 miles

## Nearby Stations

- Harrogate
- Hornbeam Park
- Pannal
- Starbeck
- Knaresborough

## Key Locations

- Harrogate town centre (historic spa town)
- RHS Garden Harlow Carr
- Nidderdale National Landscape
- Yorkshire Dales National Park
- Leeds (university city)
- York (historic cathedral city)

## Nearby Primary Schools

- Willow Tree Community Primary School
- Hookstone Chase Primary School
- St Robert's Catholic Primary School
- Starbeck Primary Academy
- Oatlands Community Junior School
- Oatlands Infant School
- St Peter's C of E Primary School
- Brackenfield

## Nearby Secondary Schools

- St John Fisher Catholic Academy
- St Aidan's C of E High School
- Harrogate High School
- Harrogate Ladies' College
- Ashville College
- Queen Ethelburga's
- Belmont Grosvenor





Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1147142)



### Floorplans

Main House internal area 1,709 sq ft (159 sq m)  
Garage internal area 217 sq ft (20 sq m)  
Total internal area 1,926 sq ft (179 sq m)  
For identification purposes only.

### Directions

HG2 7AE

///what3words: demand.daisy.hogs - brings you to the property

### General

Local Authority: North Yorkshire Council

Services: Mains electricity, gas, water & drainage

Council Tax: Band F

EPC Rating: D

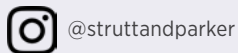
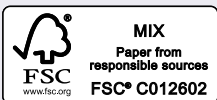
## Harrogate

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