



4 EBOR RISE
Harrogate

Carter Jonas

4 EBOR RISE, OFF CORNWALL ROAD, HARROGATE, HG1 2QJ

Harrogate town centre – ¼ mile

Leeds – 15 miles

York – 22 miles

Ilkley – 18 miles

This exceptionally well appointed home is set in a prestigious location adjacent to the renowned Valley Gardens and the cosmopolitan chic of the Montpellier Quarter. The town centre is within a short walk and offers a wide variety of shops and restaurants together with excellent transport connections to the business centres of Leeds, York and Ilkley. The railway station in the town centre provides direct access to Leeds and York, both with Intercity services to London's Kings Cross. The A1(M) motorway is within 10 miles and Leeds/Bradford International Airport within 30 minutes drive.

The lovely spacious contemporary interior is arranged over three floors and includes a reception hall with guest WC and double doors opening into a formal sitting room with polished stone fireplace. There is also a separate dining room currently used as a study. A feature of the property is the light and spacious open plan living/dining kitchen with a good range of high gloss units, integrated Miele appliances, double doors opening into the rear garden and access to the adjacent utility room. The dining area/ morning room has electronic rain sensitive Velux windows and bi fold doors on two sides.

At first floor level is a galleried landing leading to the principal bedroom with dressing area, both with fitted wardrobes, and a luxury en suite bath/shower room. There are then two additional double bedrooms each with built in wardrobes and a luxury house bath/shower room. On the second floor there is a large guest bedroom with built in wardrobes and en suite bath/shower room together with a large fifth bedroom/entertainment room.

**A BEAUTIFULLY PRESENTED 5 BEDROOM DETACHED FAMILY HOUSE,
IN A MOST CONVENIENT AND HIGHLY SOUGHT AFTER POSITION OFF
CORNWALL ROAD, CLOSE TO THE TOWN CENTRE AND WITHIN THE
CATCHMENT AREA OF HARROGATE GRAMMAR SCHOOL.**



Outside, the property is approached through wrought iron entrance gates into a brick set driveway and turning head providing ample parking for several cars and in turn giving access to a detached double garage. There is a most attractive front garden with lawn, boundary hedging and borders together with a feature stone and slate bed designed for ease of maintenance.

A delightful fully enclosed rear garden enjoys a high degree of privacy with shaped lawn, borders, stone paved sun terrace and pathways leading under a pergola to a corner summer house/separate home office with light and power installed. There is also hard wired external lighting which leads back down the driveway.



ADDITIONAL INFORMATION

Agents Note: The ground floor has the benefit of a Bang & Olufsen sound system and there is underfloor heating to the dining area/morning room and all bathrooms.

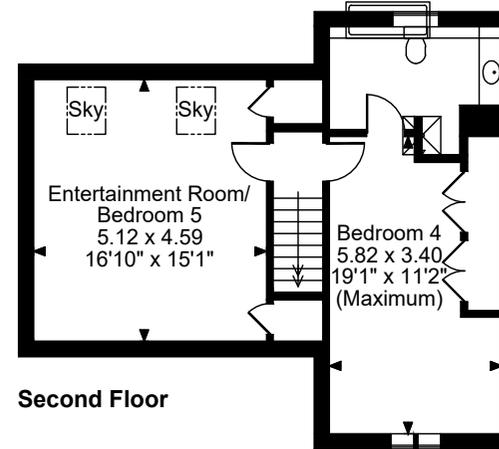
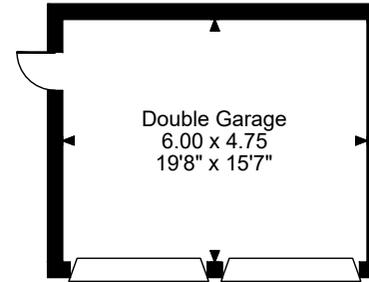
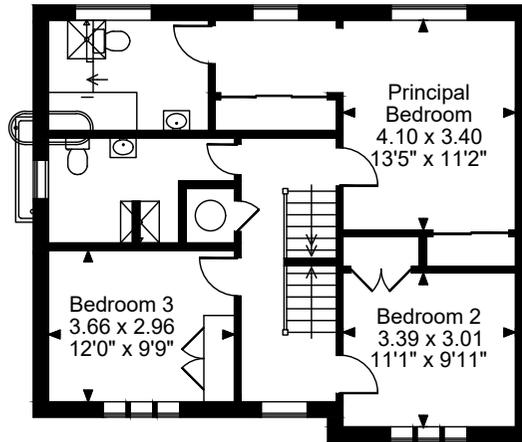
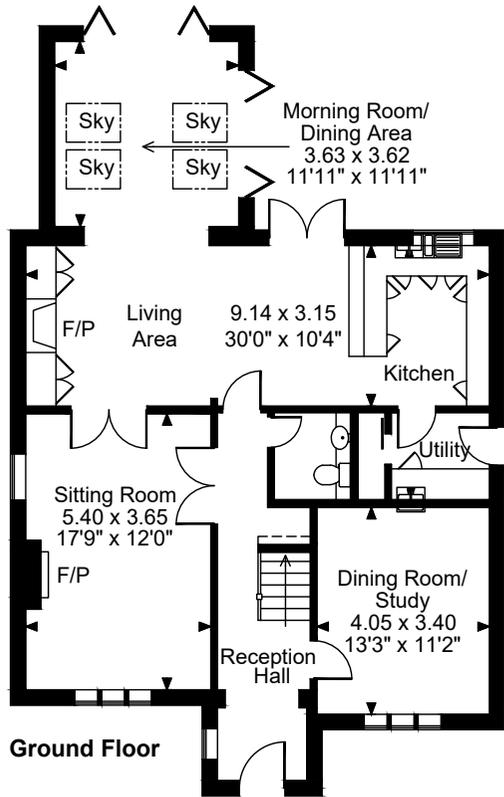
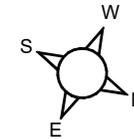
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG1 2QJ: From the centre of town cross over West Park and down Montpellier Hill, continue straight on at the roundabout and past the Royal Pump Room Museum on the right. Turn left just after the entrance to the Valley Gardens into Cornwall Road and follow the road up the hill where Ebor Rise is the fifth turning on the left.



4 Ebor Rise, Harrogate
Approximate Gross Internal Area
Main House = 2,433 sq ft / 226 sq m
Double Garage = 307 sq ft / 29 sq m
Total = 2,740 sq ft / 255 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	D6	D7
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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