



GLENDOWER HOUSE, 72 FRANKLIN ROAD
Harrogate

Carter Jonas

GLENDOWER HOUSE, 72 FRANKLIN ROAD, HARROGATE, HG1 5EN

Grand semi detached Victorian house • Entrance porch
Lounge • Kitchen/dining room • Utility room
Cloakroom • Principal bedroom with a dressing room
and en suite shower room • First floor cloakroom
Study/bedroom five • Three second floor bedrooms
Luxury house bathroom • Three cellar rooms
Plantation shutters throughout • Landscaped front and
rear gardens • Walking distance to the town centre

Franklin Road is an attractive tree-lined street situated in this very convenient location, close to the shops of King's Road and the town centre with its associated amenities, railway station and schooling facilities.

On approaching the attractive landscaped front garden the attention to detail of this home is clear to see, through the front door and the grand entrance porch with restored original stained glass panels leads you into a wonderful hallway towards the heart of the house; the superb semi open plan kitchen/dining room with a sociable island in front of the restored Victorian fireplace on one side and the Mercury range oven on the other and surrounded by Carrera marble surfaces. With French doors to the Mediterranean style rear garden, open to the dining area and next door to the beautiful separate formal lounge with original open fireplace and large front bay window, this house lends itself to entertaining on an impressive scale or to cosy family nights in equally.

Rising up the beautifully curved staircase to the first floor which is predominantly used as a principal master floor with a generous bedroom to the rear of the house with dual aspect and original fireplace and being open to the dressing room at the front with large bay window.

A STUNNING VICTORIAN SEMI DETACHED TOWN HOUSE WHICH HAS BEEN IMPECCABLY MODERNISED TO AN EXACTING STANDARD RESULTING IN A LARGE 5/6 BEDROOM FAMILY HOME WITH UNRIVALLED QUALITY, OCCUPYING A TRANQUIL LOCATION UPON THIS MATURE, TREE LINED AVENUE, AT THE HEART OF HARROGATE TOWN CENTRE AND THE RAILWAY STATION WITHIN EASY WALKING DISTANCE.



There is a home office room adjacent and a couple of steps down on the half landing is the very spacious, contemporary shower suite with underfloor heating, his & hers vanity sinks, generous shower cubicle and a separate cloakroom next door.

The second floor half landing features the luxury house bathroom with free standing bath and separate shower cubicle which services the three further spacious bedrooms positioned a few steps up on the second floor, two of which have original feature fireplaces, and far reaching views are enjoyed from all three.

Further features in this property are the ground floor utility room with ample storage, butlers sink with marble work surfaces, a cloakroom, and an additional exit door to the rear garden.

The house has an extremely useful basement level which contains three rooms currently consisting of a large store room/workshop, a boiler/store room and a useful home gym, all three cellar rooms have concrete floor and windows.



The outside space has been well planned and thought out which results to the rear in a very private Mediterranean style walled garden with stone flags, bordered by established Portuguese Laurel trees which add to the ambiance and privacy of this space which works equally well as a fabulous entertaining space or a tranquil oasis to relax in. There is an access gate to the rear lane, lighting, the door to the ground floor cloakroom and a secure access gate at the side of the house to access the attractive front garden.

An internal inspection is essential for the discerning buyer to appreciate the thought, investment and quality that has been lavished on this amazing Victorian home.

ADDITIONAL INFORMATION

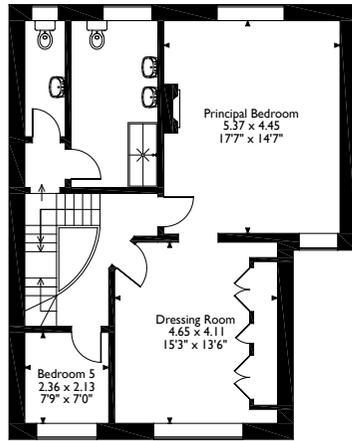
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

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

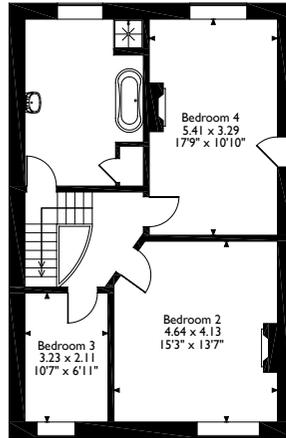
Directions - HG1 5EN: From the rear of Harrogate Theatre on Cheltenham Parade proceed towards the bus station and turn left into Commercial Street. Follow Commercial Street which then turns into Franklin Road. follow the road until the top where it bears to the left and the property can be found on the right hand side.



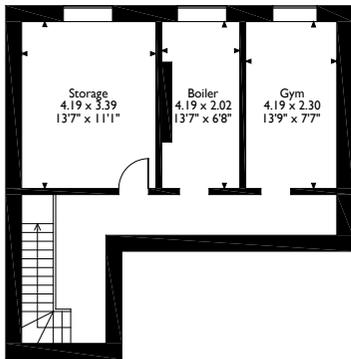
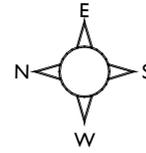
Glendower House, 72 Franklin Road, Harrogate
 Approximate Gross Internal Area
 269 Sq M/2896 Sq Ft



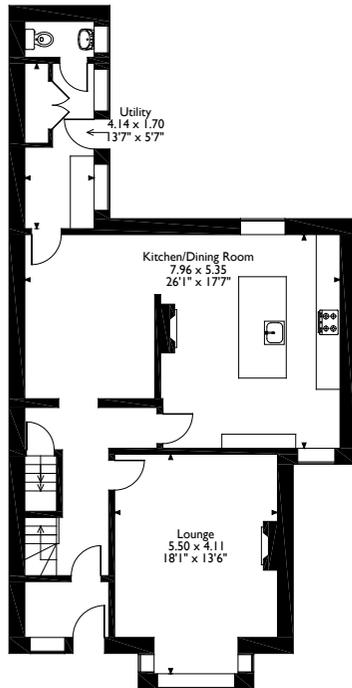
First Floor



Second Floor



Cellar



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7.9
(55-68)	D		
(39-54)	E	4.0	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Offices throughout the UK

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