

The Pantiles
3 Wheatlands Road East, Harrogate



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A well-presented and flexible detached family home with potential for extension, in a sought-after Harrogate position close to The Stray and the historic town centre.

3 Wheatlands Road East is an elegant, detached family residence boasting a versatile layout, perfectly positioned within a highly regarded conservation area to the south of Harrogate's historic town centre. The property currently offers two reception rooms and four bedrooms, with the potential for a first-floor extension to create an exceptional new principal bedroom with en suite subject to the necessary planning consents.

The heart of the home is found toward the rear, where the two reception rooms embrace a desirable southeast-facing aspect and open onto a raised patio. These include a well-proportioned drawing room featuring a gas fireplace and French doors to the gardens, a formal dining room connected via double doors, and a light-filled conservatory. To the front, the breakfast kitchen is fitted with original Simon Neill cabinetry, integrated appliances, and ample space for informal dining, complemented by a practical utility room accessed via the rear porch.

The ground floor hosts a spacious double bedroom with built-in wardrobes and an en suite bathroom. The first floor comprises three further well-proportioned bedrooms and a family bathroom.

Proposed plans have been created, subject to planning permission, to extend the attic space which would introduce a stunning principal bedroom overlooking the rear garden complete with a private en suite and an additional family bathroom.

Externally, the property is framed by mature greenery. A front driveway leads to an integrated double garage, while the gardens feature a privacy-enhancing sycamore tree. To the rear, a raised patio leads down to a manicured lawn, bordered by established shrubs and well-stocked borders.



Location

The property is located less than a mile from the centre of the historic and popular spa town of Harrogate, and within convenient proximity of the beautiful surrounding North Yorkshire Countryside with its many walking, cycling and riding routes. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus several supermarkets. The location offers exceptional educational opportunities, with the reputable St. John Fisher and St. Aidan's CofE secondary schools situated on your doorstep, and a further variety of premier state and independent schools within easy reach.

The area is well connected by road, with the A1(M) just eight 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. Leeds Bradford Airport also provides a wide range of domestic and international flights.

General

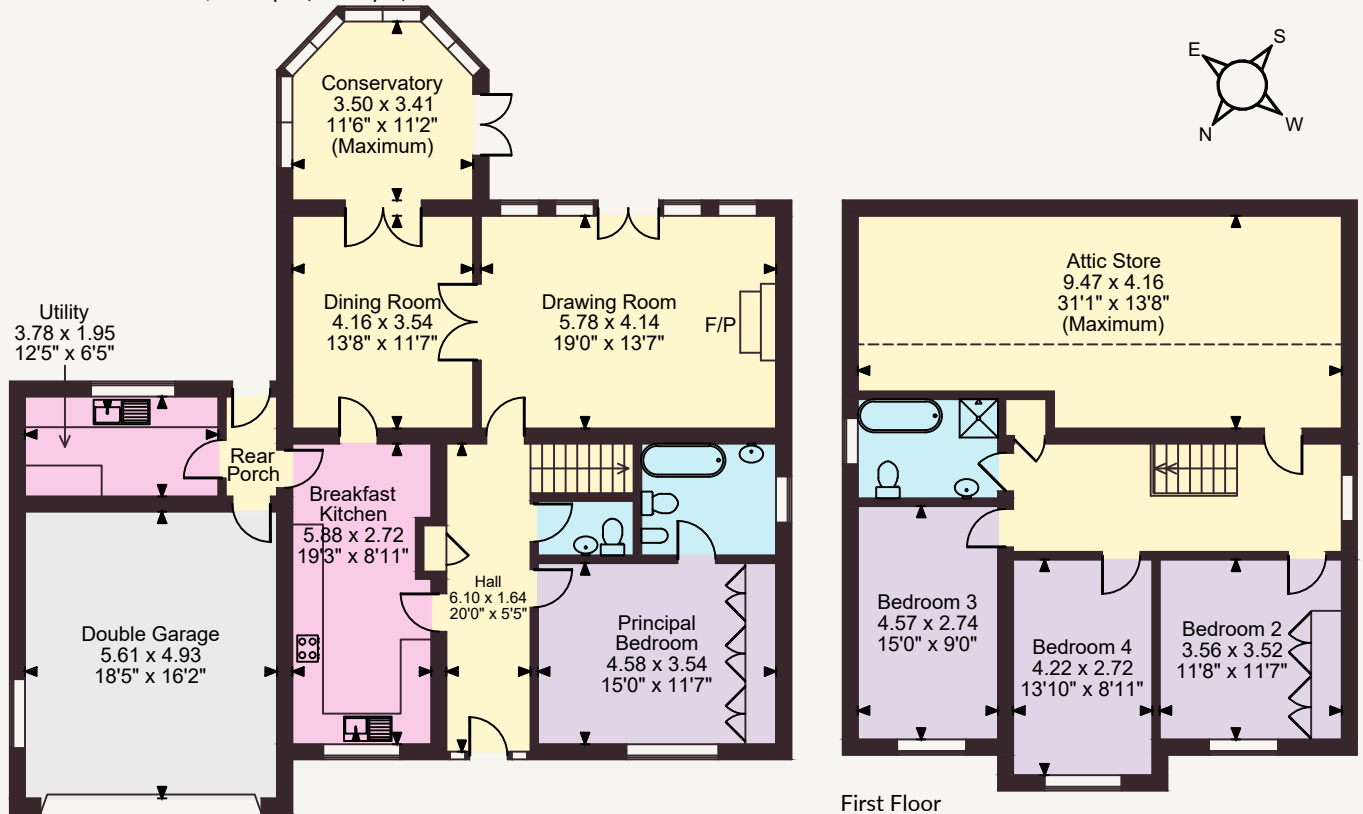
Local Authority: North Yorkshire County Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house 2,093 sq. ft (195 sq. m)
2 reception rooms
4 bedrooms | 2 bathrooms
Double garage
Generous garden
Freehold | town

Offers over £900,000



Wheatlands Road East, Harrogate
 Main House internal area 2,093 sq ft (195 sq m)
 Garage internal area 298 sq ft (28 sq m)
 Total internal area 2,391 sq ft (222 sq m)



Ground Floor

First Floor

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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