



HILL RISE CLOSE, HARROGATE HG2

NORTH
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A beautifully presented and cleverly extended much loved family home.

10 Hill Rise Close is a charming and beautifully appointed, detached family home, boasting spacious accommodation over two floors with beautiful, contemporary and stylish interiors throughout and a fantastic and unique south west facing plot.

Located at the head of a quiet cul-de-sac to the favoured south side and within level walking distance of Harrogate Grammar School, Rossett School and Ashville College, RHS Harlow Carr, Valley Gardens and excellent transport links and a wide range of amenities on Cold Bath Road and the town centre as well.

This family home offers a fantastic lifestyle for a variety of different buyers.



Tenure
Freehold

Local Authority
NYCC

Council Tax Band
Band F

EPC
C





Property Description

Offering beautifully light and well-proportioned accommodation in excess of 2,100 sq ft, the property in brief comprises; a warm and welcoming entrance hall with shower room.

Sitting room with large bay window, gas fire and elevated views to the front.

A modern open plan dining kitchen with integrated appliances, breakfast bar and plenty of room for a large dining table. A set of french doors lead out to a paved patio and garden beyond.

Adjacent to the kitchen is a separate utility and access into the garage.

Across the hallway is a second reception/ sun room, providing a panoramic view of the garden and a separate home office leads off to the left.

To the first floor is a fabulous master suite with en suite shower room. Three further double bedrooms and modern house bathroom.

Outside

The property boasts an elevated position and a paved driveway provides parking for numerous cars and access into the garage and large lawned area.

The stunning south west facing garden lies to the rear of the property and is fully enclosed with mature hedging, creating a high degree of privacy, generous lawns, perfectly placed patio seating areas to follow the sun, vegetable garden, fruit trees and well stocked planted flower beds.

This garden is a perfect space for entertaining with beautiful colour and manicured garden rooms. It truly is a stunning and private sanctuary.





Location (HG2 0DQ)

10 Hill Rise Close is situated in a prime location in Harrogate, it is within walking distance of the Stray and the town centre; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline station in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

Services

We are advised, all mains services are connected the property. Gas fired central heating.



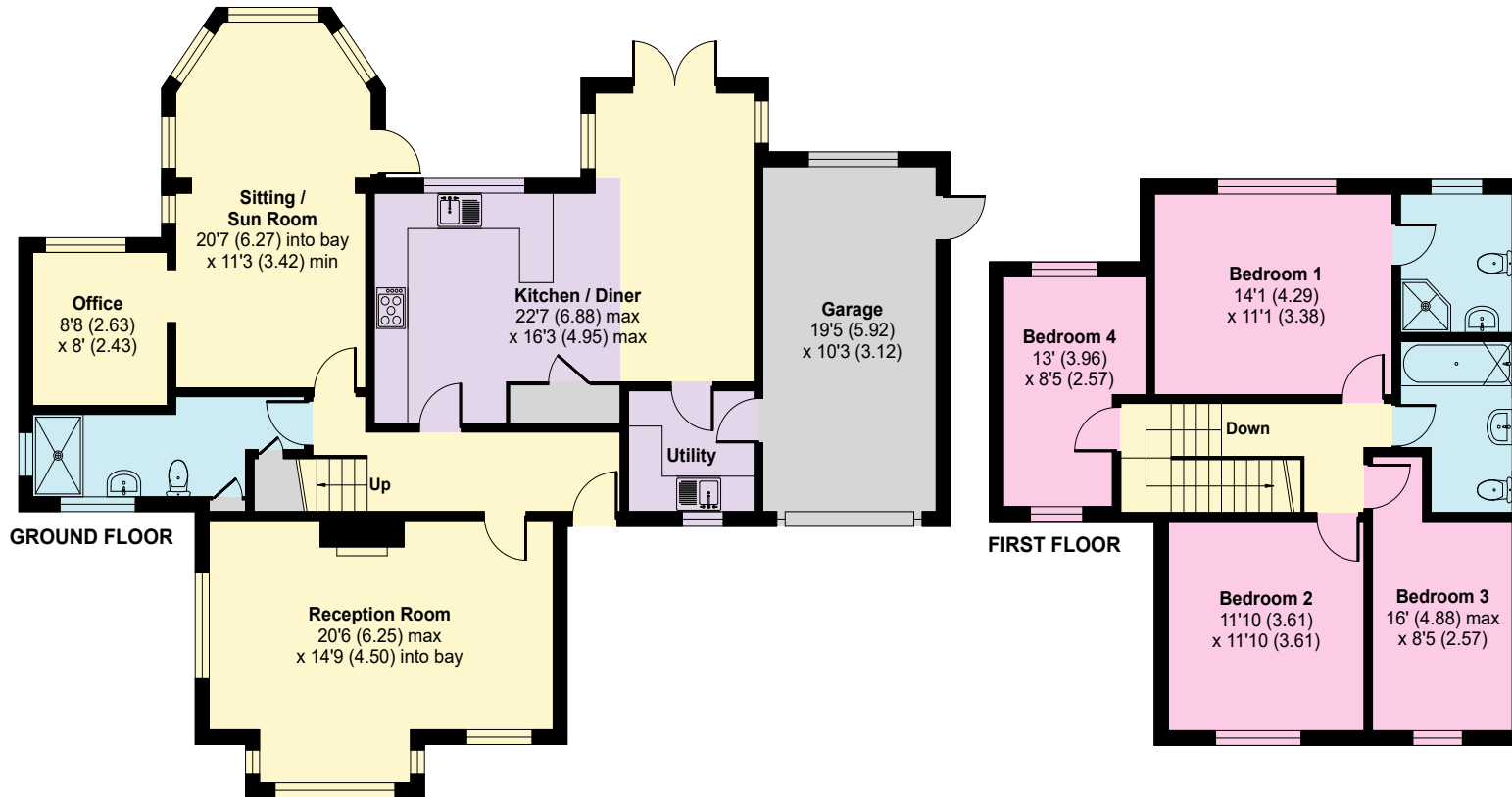
Hill Rise Close, Harrogate, HG2

Approximate Area = 1924 sq ft / 178.7 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 2126 sq ft / 197.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for North Residential. REF: 1136135

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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An aerial photograph of a two-story brick house with a red-tiled roof. The house features a large front garden with a paved patio area containing a round metal table and four chairs. A bay window with a tiled roof is prominent on the ground floor. To the left, there is a glass conservatory. The house is surrounded by other residential buildings in a suburban setting.

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