



Sweet Briar, Harrogate HG3 2NX

welcome to

Sweet Briar, Harrogate

An opportunity not to be missed! This fabulous, five bedroom, family home boasts spacious living accommodation and is located to the sought after Northern side of Harrogate in a fantastic end of cul-de-sac location. CALL US NOW TO BOOK YOUR VIEWING!

Living Room

11' 2" x 18' (3.40m x 5.49m)

The living room benefits from double glazed windows to the front and side aspect. There is two radiators and a gas fire place with surround. This room provides ample living space and benefits from a great amount of natural light.

Family Room / Dining Room

22' 5" x 11' 4" (6.83m x 3.45m)

A huge selling point for this property is the second reception room / family room. This room has ample area for seating as well as space for a dining table to one side which could easily seat six people. There is double glazed french doors which lead into the garden area. There is a radiator with cover located in this room.

W.C

5' x 2' 6" (1.52m x 0.76m)

Ground floor W.C with toilet, hand wash basin and extractor fan.

Kitchen

16' 3" x 9' 5" (4.95m x 2.87m)

The kitchen is fitted with a range of wall and base units and attractive worktops. There is space for a freestanding fridge freezer and integrated oven and microwave. There is a four ring hob with extractor over and grey inset sink with drainer. There is a large window to one side which provides the room with a great amount of natural light.

Bedroom One

10' 10" x 10' 11" (3.30m x 3.33m)

This bedroom features fitted wardrobes and benefits from an ensuite shower room.

Ensuite Shower Room

11' 8" x 2' 7" (3.56m x 0.79m)

Ensuite shower room with shower cubicle, W.C and hand wash basin. There is also part tiled walls.





Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)

This is another great sized double bedroom with window to the rear elevation. Also with fitted wardrobes.

Bedroom Three

15' x 8' 11" (4.57m x 2.72m)

Good sized double bedroom with window to the rear elevation.

Bedroom Four

8' 9" x 10' 1" (2.67m x 3.07m)

Double bedroom with window to the front elevation.

Bedroom Five

7' 4" x 8' 8" (2.24m x 2.64m)

This room could also accommodate a double bed.

Main Bathroom

6' x 6' 8" (1.83m x 2.03m)

Modern fitted bathroom consisting of bath with shower over, W.C, pedestal hand wash basin, tiled walls and heated towel rail.

Rear Garden

The rear garden is well maintained fully enclosed, and split level. There is two lawned areas and space for a summer house / shed.

Garage & Workshop

The garage features an up and over door and has power and light. There is also access which leads into the workshop area.

Front Of The Property

To the front of the property there is block paved driveway parking and a lawned garden area.



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Sweet Briar, Harrogate

- FIVE BEDROOMS
- BRILLIANT FAMILY HOME
- LARGE FAMILY ROOM / DINING ROOM
- GARAGE AND DRIVEWAY
- SPACIOUS ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

£440,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HRG106653 - 0003

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