



VERITY  
FREARSON

7 WHEATLANDS ROAD EAST, HARROGATE, HG2 8PX

£1,200,000

# 7 WHEATLANDS ROAD EAST,

*Harrogate, HG2 8PX*

**A spacious and beautifully presented five bedroom detached family home with an attractive private garden, situated in this desirable location on the south side of Harrogate, close to excellent local schools.**

This impressive home, provides generous, and flexible accommodation, having been extended and modernised by the current owners in recent years. On the ground floor a spacious reception hall with tiled flooring welcomes you to the property and leads to a large sitting room with woodburning stove, the downstairs WC, and the stunning open plan, living kitchen, which has sitting and dining areas, a high quality stylish kitchen, and bi folding doors leading to the garden. On the ground floor, there is also a utility room, an additional reception room and a ground floor double bedroom with a modern ensuite shower room. On the first floor, there are four bedrooms, including the main bedroom, which is a particularly large double bedroom with ensuite shower room and there is an additional family bathroom. One of the bedrooms is currently used as an office and has fitted steps leading to the attic room, which provides useful additional space. Electric gates lead to a driveway which provides ample off road parking and to the rear of the property there is an attractive and private garden with lawn and various paved and covered sitting areas.



Sitting Room · Living Kitchen · Family Room · Cloakroom · Utility Room

5 Bedrooms · 2 Ensuities · Bathroom

Off-Road Parking With Electric Gates · Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

A spacious reception hallway with wood panelled walls, tiled flooring, stained glass, windows and stairs, leading to the upper floor.

### CLOAKROOM

With WC and basin.

### SITTING ROOM

A large reception room with bay window to front and attractive fireplace with wood burning stove.

### LIVING KITCHEN

An impressive open plan, kitchen and living space with sitting and dining areas. There is a bay window to front and glazed bi folding doors overlooking the garden. The kitchen comprises a range of quality and stylish wall and base units with quartz worktop, island and breakfast bar. Integrated double oven and warming drawer, electric hob, and integrated appliances.

### UTILITY ROOM

With fitted units, worktop and sink.

### FAMILY ROOM

A further reception room with windows and glazed doors overlooking the garden.

### BEDROOM

A large double bedroom situated on the ground floor with fitted wardrobes and ensuite.

### ENSUITE

A modern white suite comprising WC, basin and shower.

### BEDROOM ONE

A particularly large double bedroom with bay window and fitted wardrobes.

### ENSUITE

A white modern suite, comprising WC, twin basins, set atop a vanity unit and a shower.

### BEDROOM 2

A double bedroom with fitted wardrobes.

### BEDROOM 3

A double bedroom with fitted wardrobes.

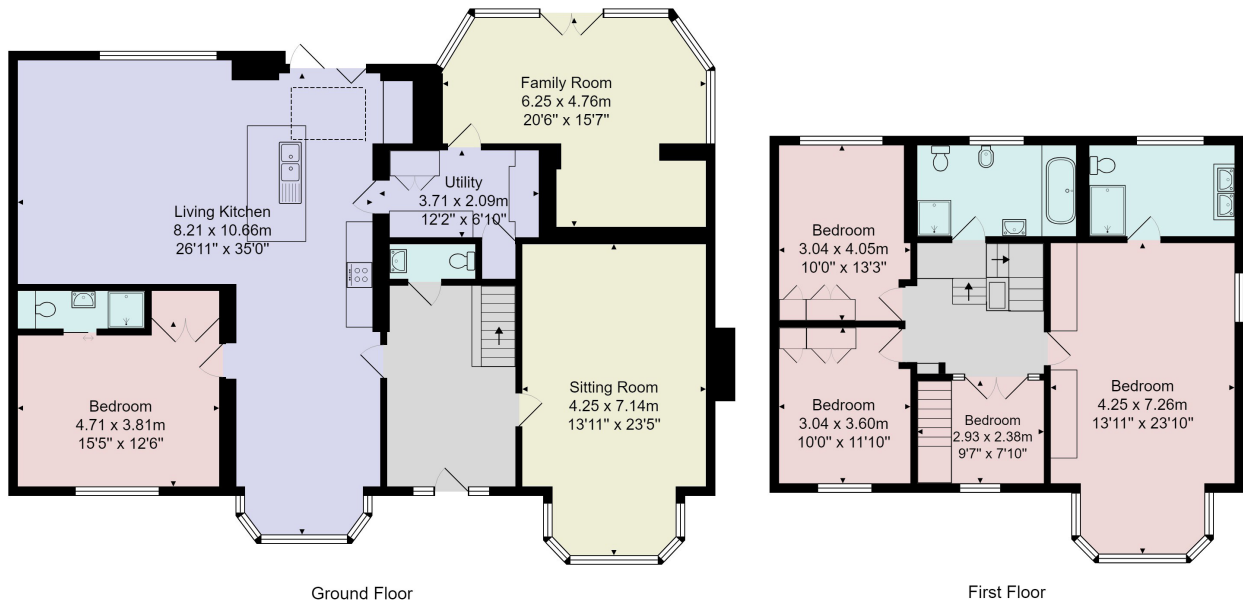
### BEDROOM 4/STUDY

A further bedroom with fitted steps, with storage, built-in, leading to a useful attic room.

### BATHROOM

A white suite comprising WC, basin, bidet, shower and bath.

# FLOOR PLAN



Total Area: 254.7 m<sup>2</sup> ... 2741 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**Outside**

Electric gates to the front of the property lead to a drive which provides ample off-road parking. To the rear of the property there is a very good sized, attractive and private garden with planted borders and various paved and covered sitting areas. Useful shed to the side providing storage with light and power.

**Position**

Wheatlands Road East is a desirable residential location, situated on the south side of Harrogate, close to sought-after primary and secondary schools, within easy, walking distance of Hornbeam Park, railway station, the nearby Stray and Harrogate town centre.

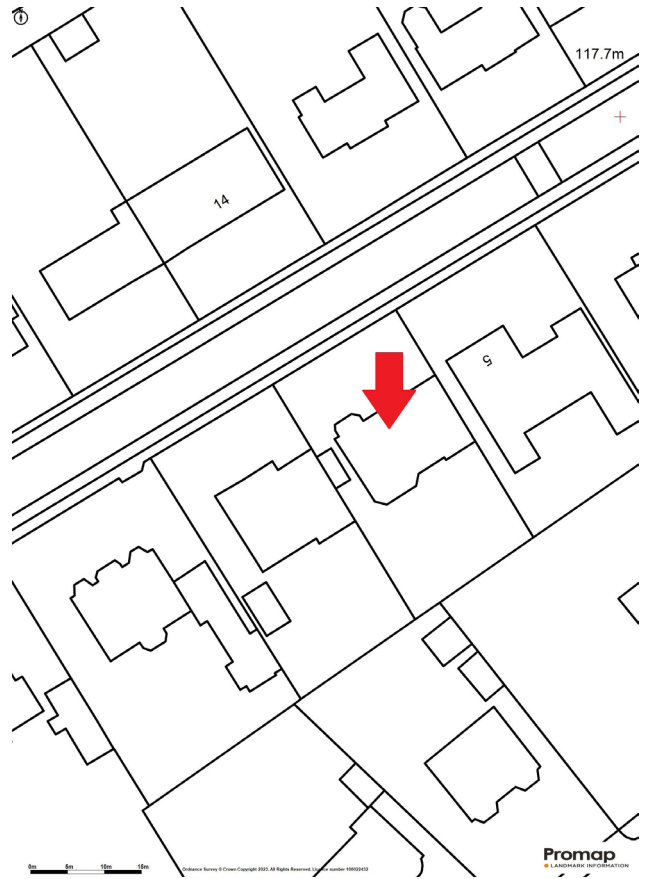
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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