



VERITY
FREARSON

10 CEDAR GRANGE, HARROGATE, HG2 9NY

GUIDE PRICE £900,000

10 CEDAR GRANGE,

Harrogate, HG2 9NY

A spacious and well-presented five-bedroom detached property forming part of this exclusive development within this prime south Harrogate location, close to popular schools and nearby amenities.

This super property provides generous accommodation comprising two large reception rooms together with a dining kitchen, study / snug, cloakroom and utility room. There is also a conservatory extension which provides an additional sitting area, with windows overlooking the garden. Upstairs, there are five good-sized bedrooms, two of which are en-suite shower rooms, in addition to the main family bathroom. A generous driveway provides parking to the front of the property and leads to the double garage, whilst to the rear there is a large and attractive garden with lawn, mature borders and patio.

Cedar Grange is a quiet residential street situated, just off Leadhall Drive in this popular south Harrogate location, within the catchment area of popular primary and secondary schools, just a short distance from the excellent shops and amenities along Leeds Road and convenient for Hornbeam Park railway station and Harrogate town centre.



2 Reception Rooms · Study / Snug · Conservatory · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suites · Family Bathroom

Generous Off-Road Parking · Double Garage · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with bay window. Feature fireplace with living-flame gas fire.

DINING ROOM

A further reception room with a window overlooking the garden.

DINING KITCHEN

With space for dining area and open plan to the conservatory. The kitchen comprises a range of fitted units with gas hob, oven, integrated dishwasher and fridge.

CONSERVATORY

Providing a further sitting area with window and glazed doors overlooking the garden.

STUDY / SNUG

Providing a further sitting area or useful workspace.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine. Integrated freezer.

FIRST FLOOR

BEDROOMS

There are five good-size bedrooms on the first floor, two of which have an en-suite.

EN-SUITE 1

With WC, washbasin, bath and shower. Tiled floor and heated towel rail.

EN-SUITE 2

With WC, washbasin and shower. Tiled walls and floor.

BATHROOM

With WC, washbasin and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 244.4 m² ... 2630 ft²

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

A generous driveway provides parking and leads to a double garage. To the rear of the property there is a large garden with lawn, patio and mature borders.

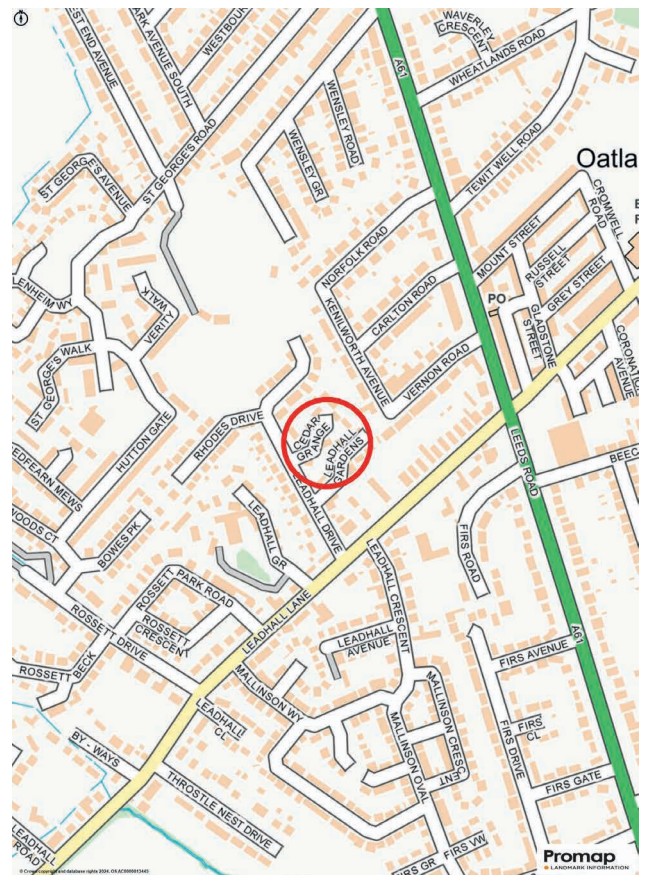
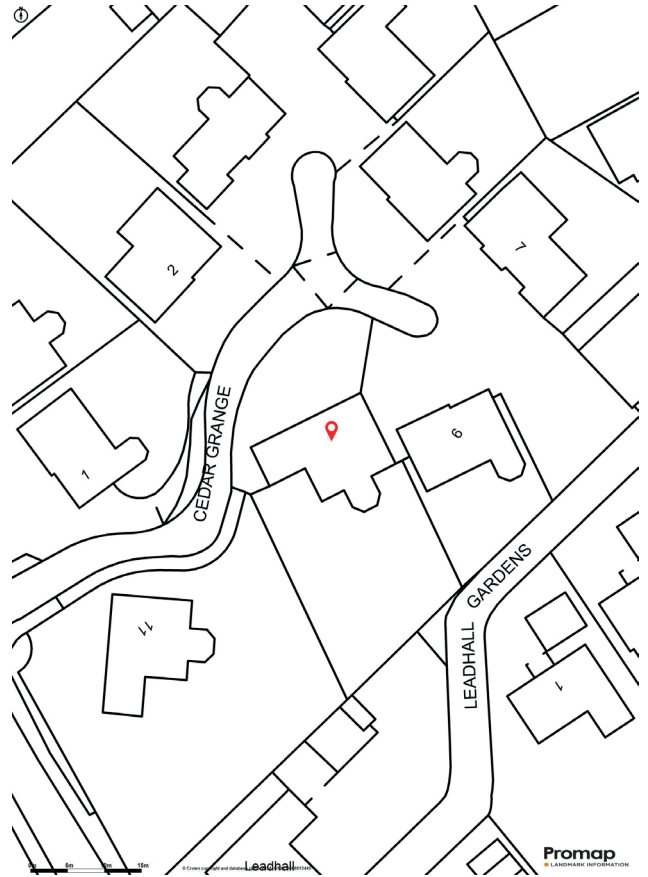
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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