



VERITY
FREARSON

10 FREESIA CLOSE, BECKWITHSHAW, HG3 1FL

OFFERS OVER £700,000

10 FREESIA CLOSE,

Beckwithshaw, HG3 1FL

A beautifully presented and spacious four-bedroom detached property with attractive, larger-than-average garden and double garage, forming part of this popular development next to Harlow Carr Gardens and the Pinewoods.

This attractive property provides generous and flexible accommodation comprising a spacious reception hallway which leads to a large sitting room and a stunning dining kitchen which has a high-quality fitted kitchen and bi-folding glazed doors leading to the garden room. There is also a dining room / study and cloakroom. Upstairs, there are four good-sized bedrooms including a master bedroom which has an en-suite shower room and fitted wardrobe, and there is a modern house bathroom. A driveway provides off-road parking and leads to a large double garage, whilst to the rear of the property there is an attractive and larger-than-average lawned garden with patio.

This super modern property is sold with the remainder of a 10-year builder's guarantee from 2021 and forms part of this popular new development situated in a delightful position next to the Pinewoods, well served by excellent local amenities and just a short distance from Harrogate town centre.



Sitting Room · Dining Room/Study · Cloakroom · Dining Kitchen · Garden Room

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Electric Car Charging Point · Double Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with window to front.

DINING ROOM / STUDY

A further reception room or office.

CLOAKROOM

With WC and washbasin.

DINING KITCHEN

With spacious dining area and windows overlooking the garden. Glazed bi-folding doors lead to the garden room. The kitchen comprises a range of fitted stylish unit with quartz worktops and breakfast bar. Gas hob, integrated double oven, integrated dishwasher, washer / dryer and fridge / freezer.

GARDEN ROOM

An excellent additional entertaining space comprising a covered patio sitting area with glazed sliding doors overlooking the garden, power points, wall-mounted electric heater. Accessed via glazed bi- folding doors from either the kitchen or sitting room. There is also a motorised louvred roof.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedroom has fitted wardrobes and an en-suite shower room.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set with a vanity unit, and shower. Heated towel rail.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 180.0 m² ... 1937 ft² (excluding covered / enclosed patio)

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 driveway provides parking and has an electric car charging point and leads to a large double garage which has light, power and electric door. The property occupies a particularly generous plot and has an attractive garden over two levels with paved sitting area.

Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		93
A		
(81-91)	85	
B		
(69-80)		
C		
(55-68)		
D		
(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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