



VERITY  
FREARSON

33 OLD BARBER, HARROGATE, HG1 3DF

£575,000

## 33 OLD BARBER,

*Harrogate, HGI 3DF*

**A beautifully presented and very spacious four-bedroom detached property with private and attractive garden and integral garage, situated on this quiet cul-de-sac.**

This stunning family home provides well-appointed and impressive accommodation with an open-plan kitchen and living area with glazed doors leading to the garden, together with a large, sitting room and additional family room / study. There is also a downstairs WC, shower room, utility room and additional office. Upstairs, there are four good-sized bedrooms, modern shower room and en-suite bathroom.

A driveway provides parking to the front and leads to the integral garage, whilst to the rear is a private enclosed garden with lawn and various sitting areas. The property enjoys an attractive open aspect to the front and is situated in a popular location, well served by local amenities and is on the edge of beautiful open countryside whilst being just a short distance from Harrogate to town centre.



2 Reception Rooms · Living Kitchen · Office · 2 Utility Rooms

4 Bedrooms · En-Suite Shower Room · Bathroom · Further Shower Room

Off-Road Parking · Integral Double Garage · Private Garden With Covered Entertaining Space







## ACCOMMODATION

### **GROUND FLOOR ENTRANCE HALL**

#### **SITTING ROOM**

A very large reception room with feature fireplace with living-flame gas fire. Fitted cabinets and shelving.

#### **FAMILY ROOM / STUDY**

A further sitting area or potential workspace with dual aspect.

#### **LIVING KITCHEN**

A stunning open-plan living space and kitchen with space for sitting and dining areas with windows, and glazed doors leading to the garden. The kitchen comprises an extensive range of stylish modern units with island and seating. There is a range cooker and integrated dishwasher.

#### **CLOAKROOM**

With WC and washbasin.

#### **UTILITY ROOM**

Fitted units and space for appliances.

### **LOWER GROUND FLOOR SHOWER ROOM**

With WC, washbasin and shower.

#### **UTILITY ROOM**

A large utility space with fitted unit, worktop and sink. Space and plumbing for washing machine and additional appliances.

#### **OFFICE**

Providing a useful workspace with the door leading to the garage.

### **FIRST FLOOR BEDROOMS**

There are four good-sized bedrooms on the first floor, including the main bedroom which has fitted wardrobes and an ensuite bathroom.

#### **EN-SUITE SHOWER ROOM**

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

#### **BATHROOM**

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

# FLOOR PLAN



Total Area: 179.4 m<sup>2</sup> ... 1932 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)