



VERITY
FREARSON

GARTH COTTAGE, YEW TREE CLOSE, HARROGATE, HG2 9LG

GUIDE PRICE £1,250,000

GARTH COTTAGE, YEW TREE CLOSE,

Harrogate, HG2 9LG

A beautifully presented and spacious five double bedroomed detached home, with good sized and attractive gardens extending to approximately a third of an acre, situated in his delightful south Harrogate position on the edge of beautiful open countryside yet just a short drive from Harrogate town centre.

This individual property provides high-quality accommodation with two reception rooms together with a stunning living kitchen with glazed bi-folding doors leading to the garden. There is also a downstairs WC, utility room and office. On the first floor there are five double bedrooms together with a modern house bathroom and two en-suite shower rooms.

The property occupies a generous plot having an attractive lawned gardens to the front and rear with well-stocked planted borders and paved sitting area. There is ample off-road parking with a drive which leads to the double garage and there is additional parking to the front of the property.



Reception Hall · Sitting Room · Living Kitchen · Office · Family Room · Cloakroom · Utility Room

5 Double Bedrooms · 2 Ensuite · Bathroom

Ample Off-Road Parking · Double Garage · Large Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With tiled flooring which continues through to the kitchen and office.

SITTING ROOM

A large reception room with bay window overlooking the front garden and fitted shelving.

OFFICE

Providing a useful workspace.

FAMILY ROOM

A further good sized reception room with windows to the side.

CLOAKROOM

With WC and basin.

UTILITY ROOM

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

LIVING KITCHEN

A stunning open-plan kitchen and living/dining area with glazed bi-folding doors overlooking the garden.

The kitchen comprises a range of high-quality fitted units with island and breakfast bar. Integrated appliances, including an electric hob, integrated oven, microwave, fridge, dishwasher and freezer.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window and fitted wardrobes.

EN-SUITE 1

A modern white suite comprising WC, basin and shower. Heated towel rail. Tiled walls and floor.

BEDROOM 2

A double bedroom with dual aspect and fitted wardrobes.

EN-SUITE 2

A modern white suite comprising WC, basin and shower. Heated towel rail. Tiled walls and floor.

BEDROOM 3

The large double bedroom with a window overlooking the rear garden.

BEDROOM 4

A double bedroom with fitted wardrobe and skylight windows.

BEDROOM 5

A further double bedroom.

BATHROOM

A white modern suite comprising WC, basin, shower and bath. Heated towel rail. Tiled walls and floor.

FLOOR PLAN



Total Area: 234.8 m² ... 2528 ft² (excluding eaves storage, garage)

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 leads to a double garage. There is an attractive rear garden with large lawned area with planted borders and patio entertaining space. There is also a large and attractive front garden with lawn, pathways and well-stocked planted borders. There is an additional parking area to the front, providing generous off road parking space.

Position

Yew Tree Close is a quite private road just off Yew Tree Lane, within this desirable South Harrogate location on the edge of beautiful open countryside. There are popular primary and secondary schools nearby Harrogate town centre is just a short distance away where there is an excellent range of amenities on offer including a variety of bars, shops, restaurants, and transport links.

Agent's Notes

Under-floor heating to the ground floor.
For reference, this individual property was rebuilt and remodelled approximately 12 years ago.

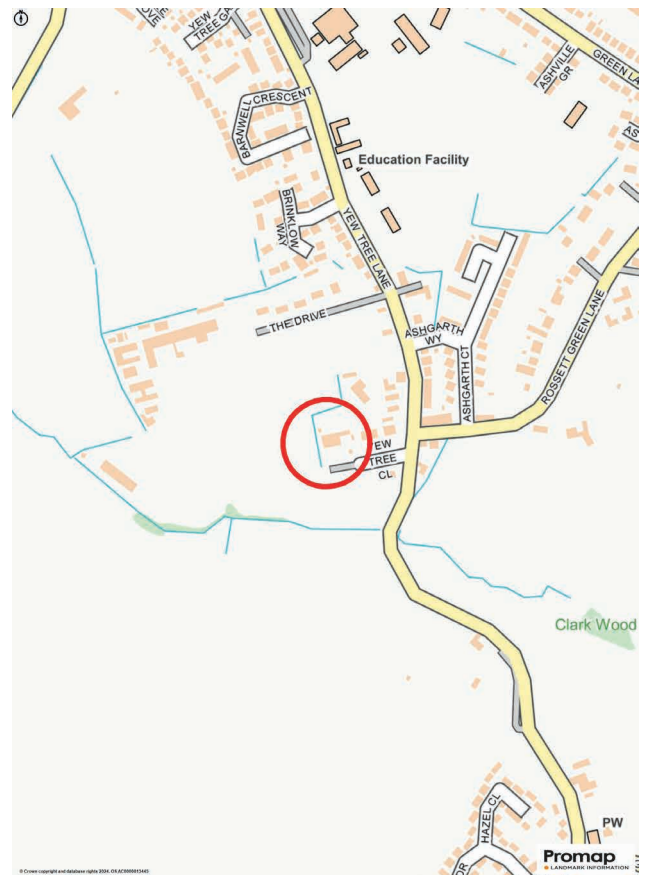
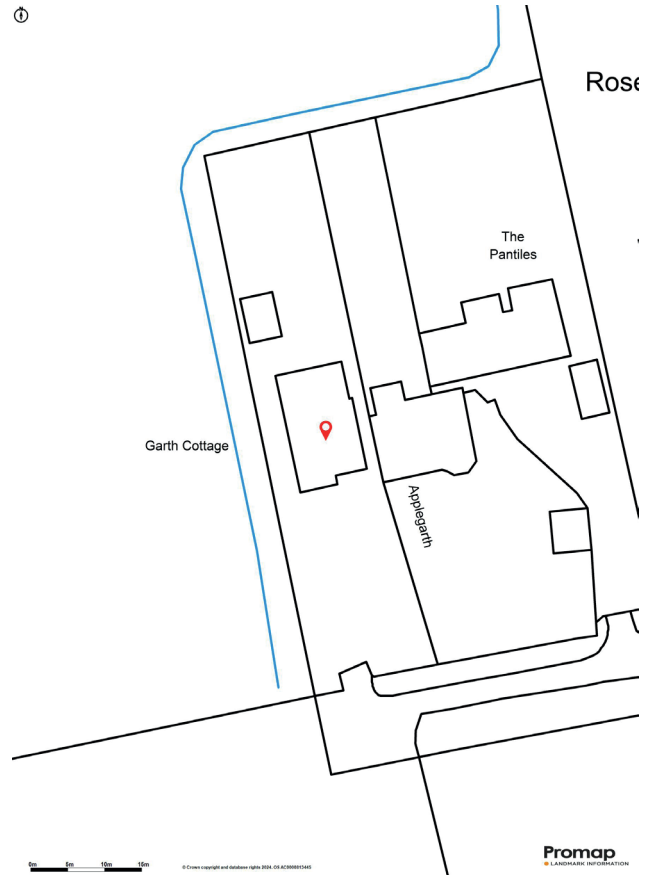
Services

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	80	85
(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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