



VERITY  
FREARSON

ASHFIELD, WEETON LANE, WEETON, LS17 0AN

£1,095,000

# ASHFIELD, WEETON LANE,

Weeton, LS17 0AN

**A fantastic opportunity to purchase a four bedroomed detached family home which has been extended to provide high-quality and modern accommodation with good sized and attractive gardens within this desirable village on the south side of Harrogate.**

Electric gates lead to the property where there is a generous drive, providing parking and access to the integral double garage with electric door. The accommodation provides high quality and generous accommodation with a large sitting room with woodburning stove and glazed doors leading to the garden together with a stunning open plan kitchen and living area, study/snug, utility and downstairs shower room. Upstairs, there are four large bedrooms, including the main bedroom which has a dressing area and ensuite shower room. A particular feature of the property is the generous plot, having a good sized and attractive rear garden with lawn and paved entertaining space.



Sitting Room · Living Kitchen · Office/Snug · Boot Room/Utility · Cloakroom

4 Bedrooms · Shower Room · En-Suite · Bathroom

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







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A large reception room with glazed sliding doors overlooking the rear garden. Fireplace with woodburning stove.

#### SHOWER ROOM

A modern white suite with WC, basin and walk in shower. Tiled walls and floor with under floor heating. Heated towel rail.

#### LIVING KITCHEN

A stunning open plan living space with sitting and dining areas. There are three sets of glazed double doors leading to the garden, with fitted shutters. The kitchen comprises a range of fitted unit with granite worktops and breakfast bar. Integrated appliances comprising electric hob, oven, microwave, fridge, dishwasher and a fitted solid fuel range.

#### OFFICE/SNUG

Providing an excellent workspace or second reception room with large window to the front, overlooking the garden and countryside beyond.

#### BOOT ROOM/UTILITY

With space for washing machine and access to the garden.

#### CLOAKROOM

With WC and basin.

### FIRST FLOOR

#### BEDROOMS

There are four good sized bedrooms on the first floor, including the main bedroom which has a stunning large master suite with dressing area and ensuite shower room.

#### ENSUITE

A modern white suite comprising WC, basin set within a vanity unit and large shower. Tiled floor and walls and heated towel rail.

#### BATHROOM

A white modern suite comprising WC, basin and bath with shower above. Heated towel rail.

# FLOOR PLAN



Total Area: 250.0 m<sup>2</sup> ... 2691 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**

A electric gate lead to a generous drive with electric car charging point, providing parking and access to the integral double garage with electric door, light and power. There is a good sized and attractive rear garden with lawn and extensive paved sitting areas providing excellent outdoor entertaining space.

**Position**

The property is situated in this delightful position overlooking beautiful open countryside within the popular village of Weeton, which has a railway station providing easy access to Leeds, York and Harrogate, and is well served by amenities within the nearby villages of North Rigton, and Pool and is just a short drive from the centre of Harrogate, where there is an excellent range of amenities on offer.

**Services**

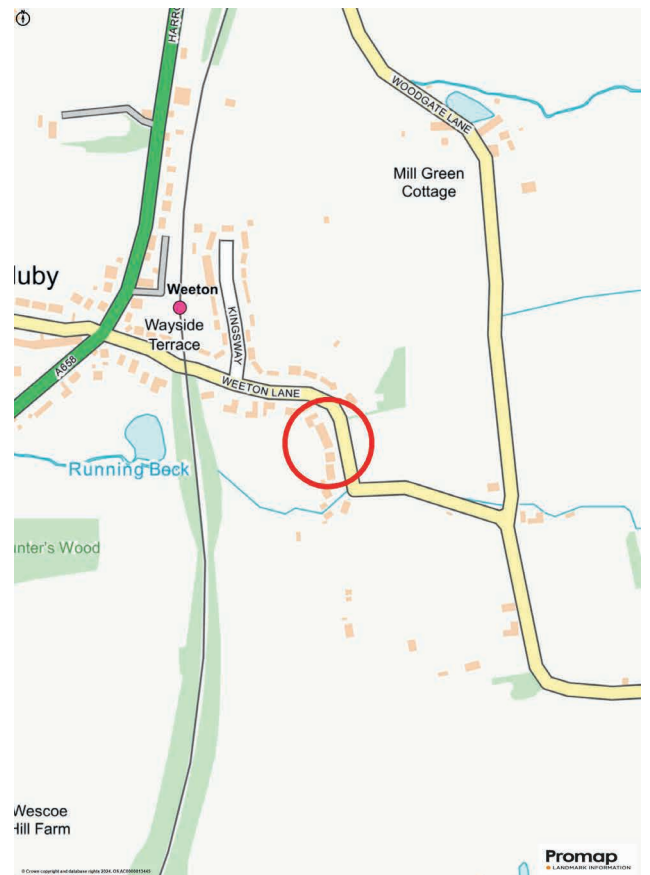
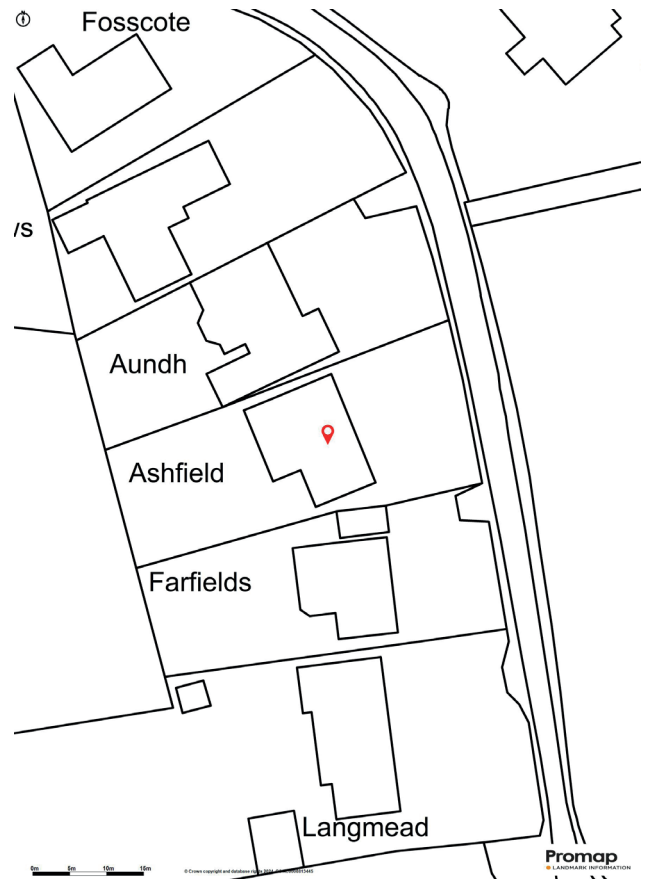
All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**

**Virtual Tour - Scan with your camera to explore property**



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