



VERITY
FREARSON

ASHFIELD, WEETON LANE, WEETON, LS17 0AN

OFFERS OVER £950,000

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 **RECEPTION HALL**

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, washbasin 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.

EN-SUITE

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

FLOOR PLAN



Total Area: 250.0 m² ... 2691 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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.

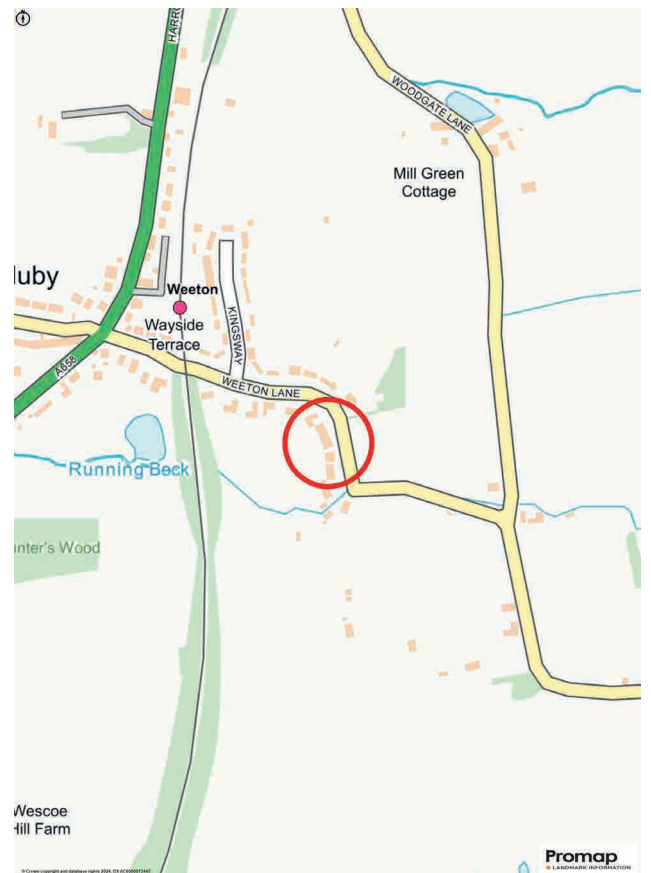
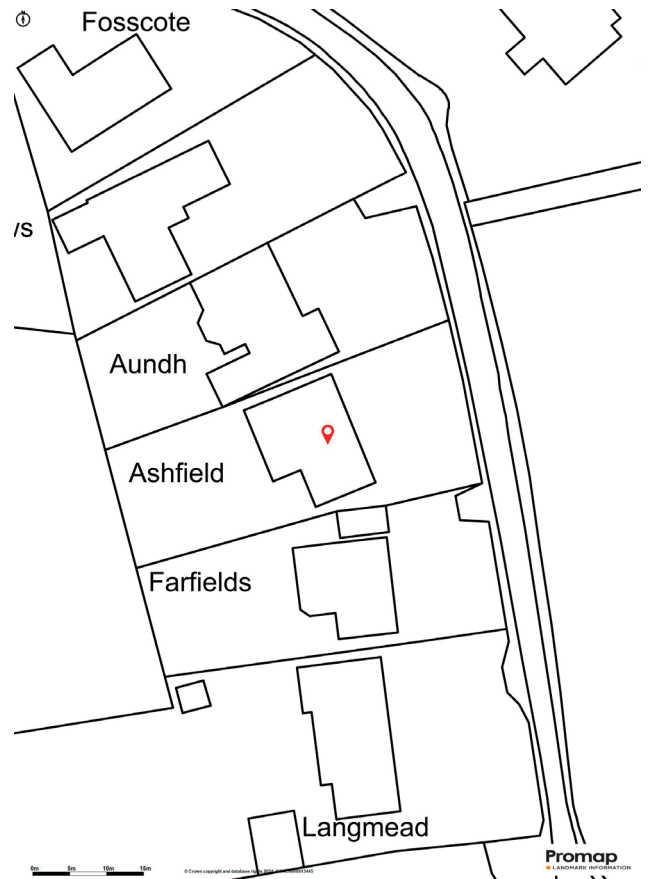
Tenure

Freehold

EPC - D

Council Tax Band - G

Virtual Tour - Scan with your camera to explore property



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk