



VERITY
FREARSON

3 DALESIDE CLOSE, HARROGATE, HG2 9JF

GUIDE PRICE £725,000

3 DALESIDE CLOSE,

Harrogate, HG2 9JF

A fantastic opportunity to purchase a spacious four-bedroom detached home with a good-sized and attractive garden and enjoying a delightful outlook over the surrounding countryside in his popular south Harrogate position.

This impressive property is situated at the end of a quiet cul-de-sac and enjoys a generous corner plot with attractive gardens and delightful views to the rear. The property itself provides generous and flexible accommodation with a spacious hallway, large sitting room, conservatory extension, stylish kitchen with dining area and a versatile additional ground-floor bedroom with modern en-suite shower room. On the first floor there are three double bedrooms and a modern bathroom.

The property is situated in this desirable south Harrogate location, overlooking the attractive surrounding countryside, yet conveniently situated close to popular local primary and secondary schools, the parade of shops along Leeds Road, an M&S Food Hall, and is within walking distance of Hornbeam Park railway station.



Sitting Room · Dining Room · Kitchen · Conservatory · WC

4 Bedrooms · Ensuite · Bathroom

Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With feature curved staircase. Under stairs cupboard and storage cupboard.

SITTING ROOM

A spacious reception room with attractive tiled fireplace with living-flame gas fire. Glazed doors lead to a conservatory.

CONSERVATORY

Providing a further sitting or dining area with glazed doors and windows overlooking the garden and countryside beyond.

BEDROOM 4

A ground-floor double bedroom with dual aspect and en-suite shower room.

EN-SUITE SHOWER ROOM

With a modern white suite comprising WC, washbasin and shower.

KITCHEN

With a range of stylish fitted units with quartz worktop. Gas hob, integrated oven and space for additional appliances. Open plan to the dining room where there is a spacious dining area with tiled flooring and window overlooking the rear garden.

FIRST FLOOR

GALLERIED LANDING

A large landing with arched window to the front. Fitted cupboard.

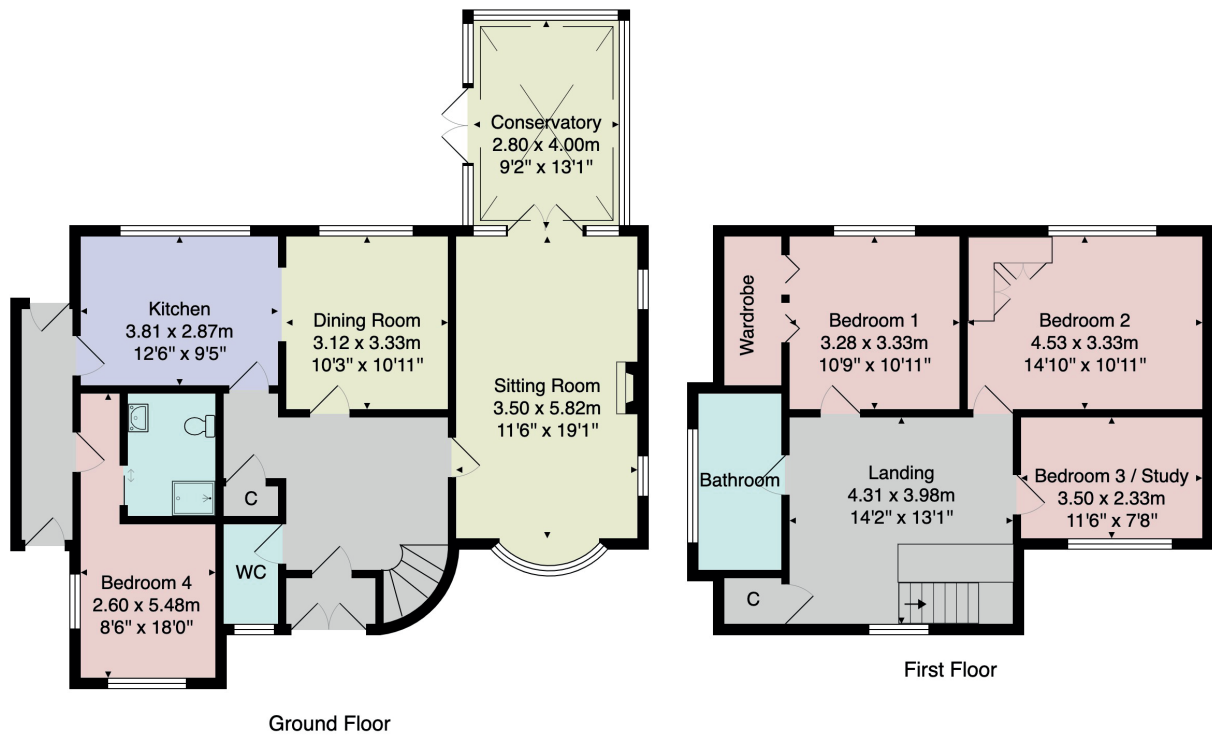
BEDROOMS

There are three good-sized bedrooms on the first floor, two of which have fitted wardrobes and delightful views over the surrounding countryside.

BATHROOM

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

FLOOR PLAN



Total Area: 158.5 m² ... 1706 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

The property has a large and attractive rear garden with lawn, various paved sitting areas and well-stocked planted borders and fruit trees, enjoying delightful views over the surrounding countryside. Two useful timber garden sheds. A driveway provides parking to the front.

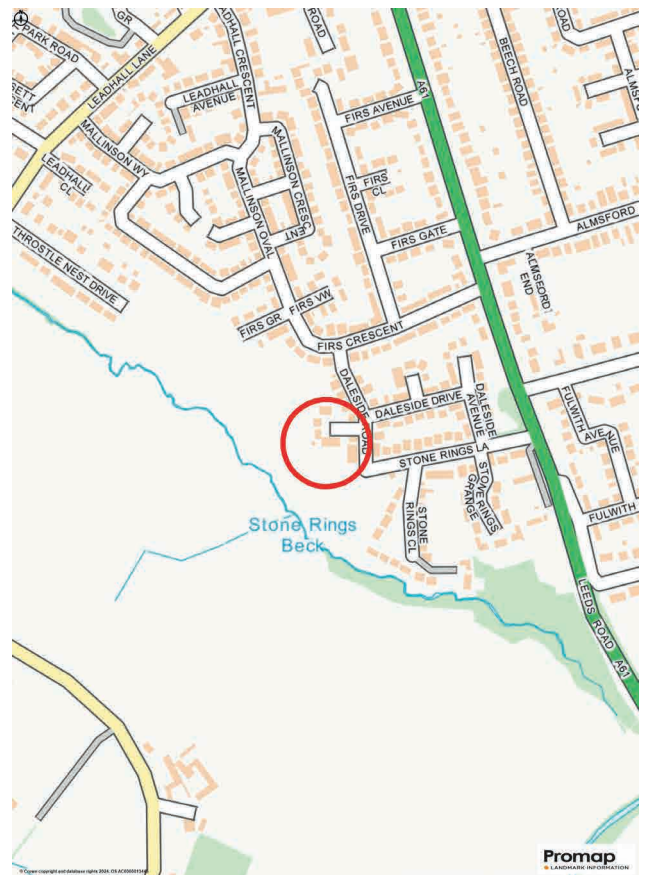
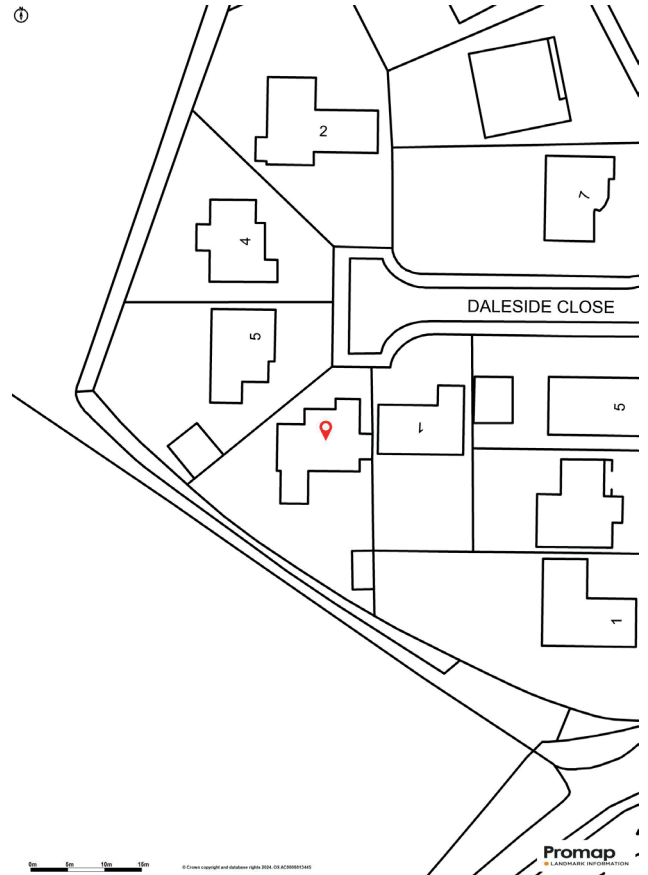
Services

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		78
(55-68)	D	58	
(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			

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