



VERITY  
FREARSON

10 DORSET CLOSE, HARROGATE, HG1 2LR

OFFERS OVER £650,000

# 10 DORSET CLOSE,

*Harrogate, HGI 2LR*

**A beautifully presented and extended four bedroom semi-detached house occupying a generous plot and situated in this delightful position within the prestigious Duchy estate.**

This impressive property has been modernised and extended by the current owners to a high standard and comprises generous accommodation with a stunning open-plan living kitchen with glazed doors leading to a raised sun terrace and garden, together with a separate sitting room, downstairs shower room and utility, all rooms encompassing under-floor heating. On the first floor there are four good-sized bedrooms and a modern bathroom with under-floor heating. The property occupies a generous corner plot with driveway, garage and good-sized attractive gardens and elevated sun terrace.

Dorset Close is a quiet residential street situated within the prestigious Duchy estate, with seasonal views across Oakdale Golf Course, within easy walking distance of Harrogate town centre, where there is an excellent range of amenities and offerings including bars, restaurants, shops and excellent public transport links and schools. Offered for sale with no onward chain.



Living Kitchen · Utility

4 Bedrooms · 2 Bathrooms

Off-Road Parking · Garage · Garden







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with bay window to front.

#### **LIVING KITCHEN**

A stunning open-plan living space with sitting and dining areas with glazed bi-folding doors leading onto a large, elevated sun terrace and to the garden. The kitchen comprises a range of quality fitted units with quartz worktop, island and breakfast bar. Induction hob, integrated double oven, microwave, full height fridge, integrated freezer, drinks fridge and dishwasher.

#### **UTILITY**

With a range of fitted wall and base units, integral fridge / freezer, worktop and sink. Space and plumbing for washing machine and tumble dryer.

#### **SHOWER ROOM**

A white suite comprising WC, basin and shower.

### **FIRST FLOOR**

#### **BEDROOM 1**

A large, spacious double bedroom with a vaulted ceiling and fitted wardrobes. Triple-aspect windows offering views of the surrounding canopy.

#### **BEDROOM 2**

A large double bedroom.

#### **BEDROOM 3**

A double bedroom with window overlooking the mature garden.

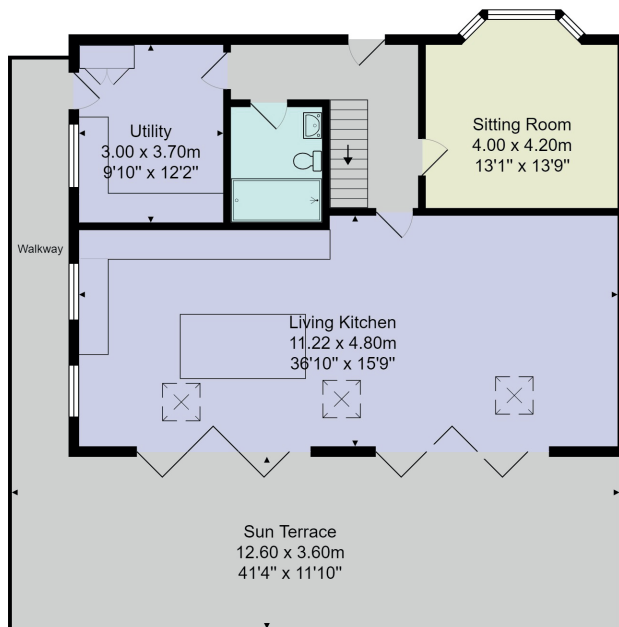
#### **BEDROOM 4**

A further bedroom overlooking the mature garden.

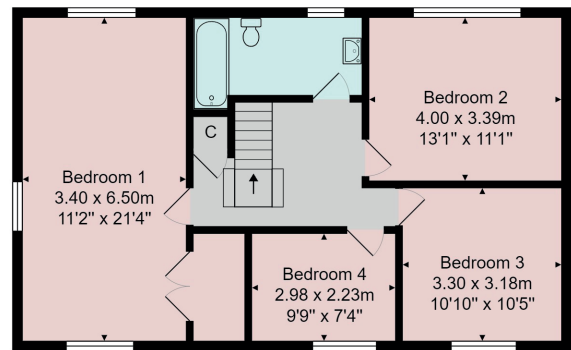
#### **BATHROOM**

A modern white suite comprising WC, twin basins set within a vanity unit and bath with shower above.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 170.3 m<sup>2</sup> ... 1833 ft<sup>2</sup> (excluding sun terrace)

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 occupies a particularly generous plot. There is a driveway to the front providing parking and leading to a single garage. There is an attractive garden to the side and rear with lawn, mature planted borders and glazed doors from the property lead to a stunning raised sun terrace overlooking the garden.

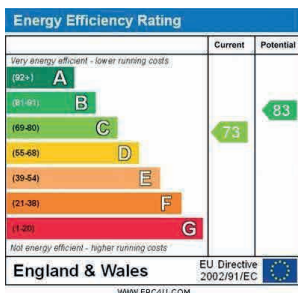
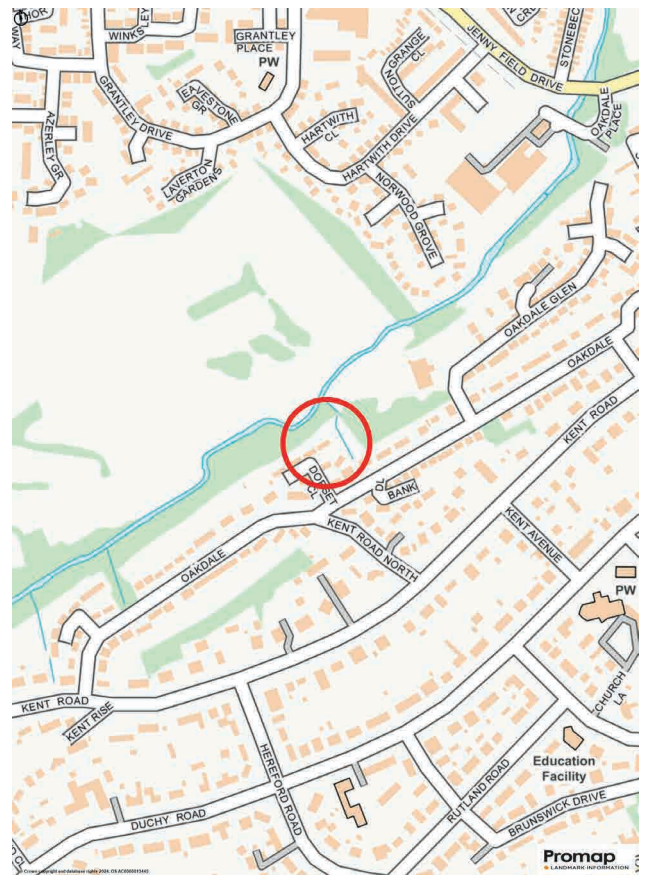
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - E**



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