



VERITY
FREARSON

8 CHAPMAN SQUARE, HARROGATE, HG1 2SL

OFFERS OVER £700,000

8 CHAPMAN SQUARE,

Harrogate, HGI 2SL

A substantial three / four-bedroom semi-detached modern town house in this quiet position overlooking the Valley Gardens and Pinewoods, just a short walk from Harrogate town centre.

The flexible accommodation, which is arranged over three levels, provides a dining kitchen, three bedrooms and three en-suites, and spacious first-floor living accommodation, with a large sitting room and dining room which could be used as an extra bedroom if required. The property further benefits from a garage and driveway parking, together with an attractive rear garden which has a south-facing aspect and has direct access to the Valley Gardens.

Chapman Square is a sought-after development of just ten houses forming part of the Sovereign Park development situated just off Cornwall Road, overlooking the Valley Gardens and just a short walk from Harrogate town centre and its associated amenities.



2 Reception Rooms · Kitchen · Cloakroom

3 Bedrooms · 3 En-Suites

Off-Road Parking · Garage · Good-Sized Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

BEDROOM 3

A good-sized double bedroom with ensuite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

KITCHEN

With a spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with space for appliances. Fitted AGA.

FIRST FLOOR SITTING ROOM

A spacious L-shaped reception room with glazed doors leading to a Juliet balcony, having a delightful aspect over the garden and Pinewoods beyond

DINING ROOM

A further reception room or potential to use as an additional bedroom if required.

SECOND FLOOR BEDROOM 1

A double bedroom with fitted wardrobes and en-suite bathroom.

EN-SUITE BATHROOM

With WC, washbasin, and bath with shower above.

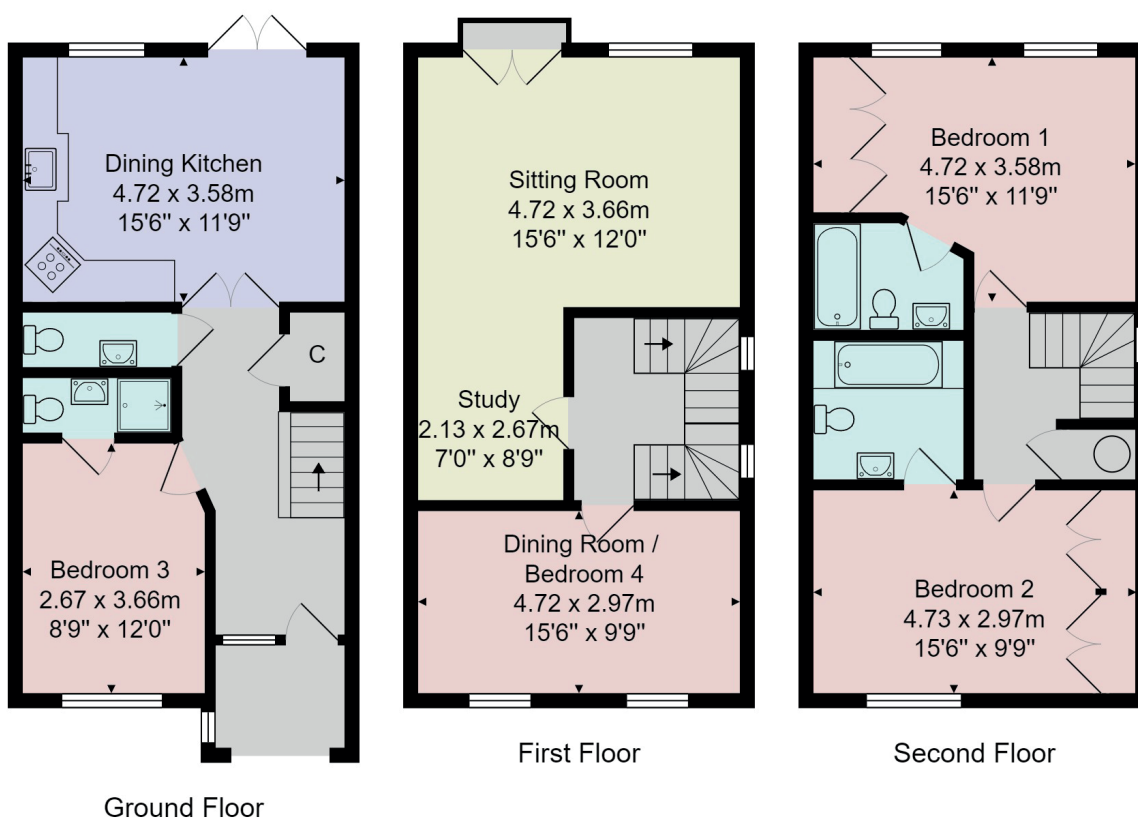
BEDROOM 2

A double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin, and bath with shower above.

FLOOR PLAN



Total Area: 133.5 m² ... 1437 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.

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Outside

A drive provides parking and leads to a garage. There is a good-sized rear garden with lawn and patio, enjoying a delightful outlook over the adjoining Valley Gardens, and gate providing direct access to the Pinewoods.

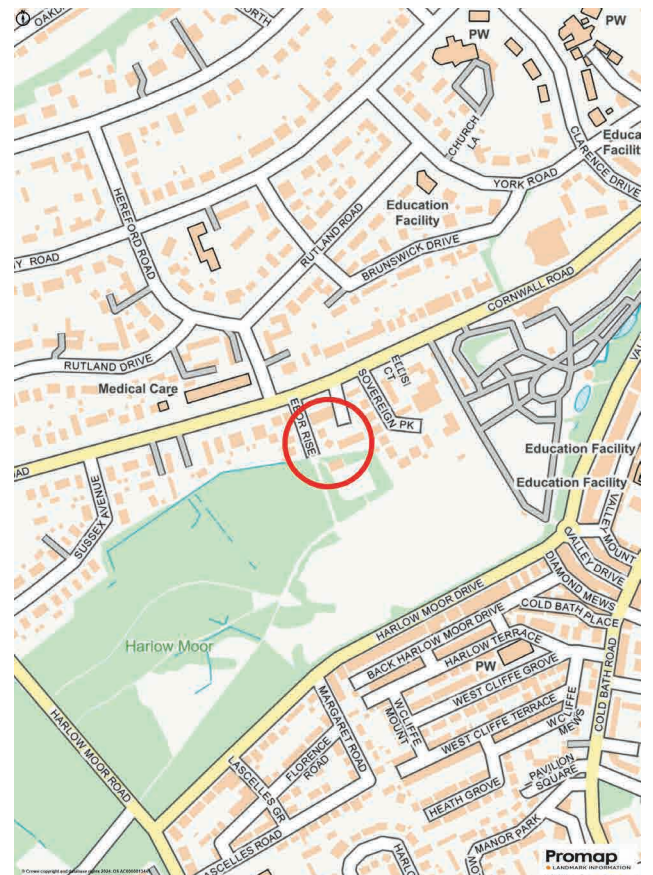
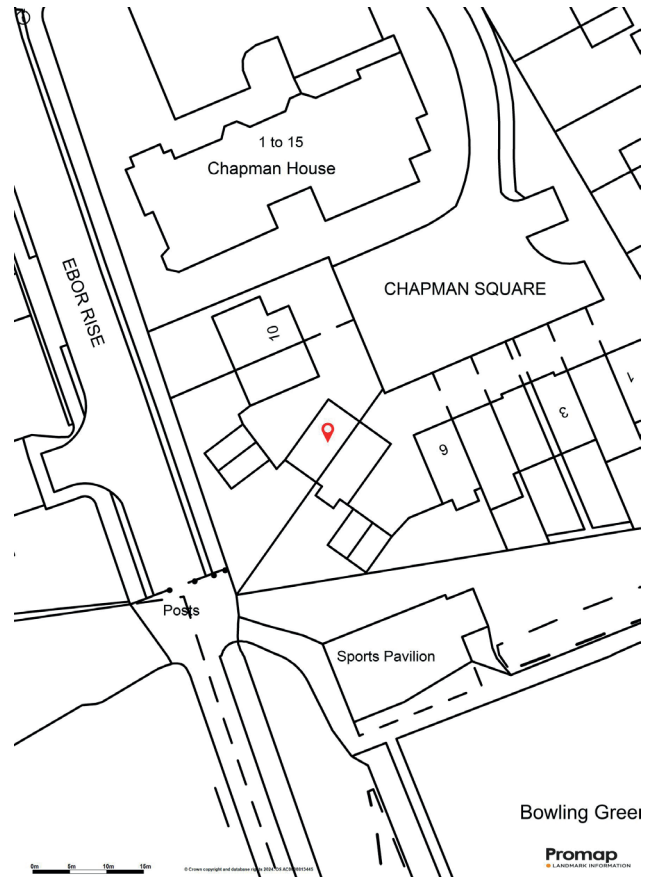
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(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

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