



VERITY
FREARSON

1 RICHMOND CLOSE, HARROGATE, HG2 9AW

GUIDE PRICE £850,000

I RICHMOND CLOSE,

Harrogate, HG2 9AW

A beautifully presented four-bedroom detached property with attractive landscaped gardens, resin drive, and double garage, situated in this desirable south Harrogate location on a quiet residential street and within easy walking distance of desirable primary and secondary schools.

This impressive property has recently been extended and modernised to a very high standard by the current owners. The accommodation comprises a stunning open-plan kitchen and living area with stylish fitted kitchen and glazed bi-folding doors leading to the garden. There is also a separate sitting room, utility room and downstairs WC. On the first floor there are four good-sized bedrooms, together with a modern bathroom and en-suite shower room. The resin drive provides parking and leads to a double garage. To the rear of the property there is an attractive landscaped garden with lawn and patio with barbecue area and fitted pizza oven.

The property is situated on a quiet residential street within this popular south Harrogate position, close to local amenities, popular local schools and is just a short distance from Harrogate town centre.

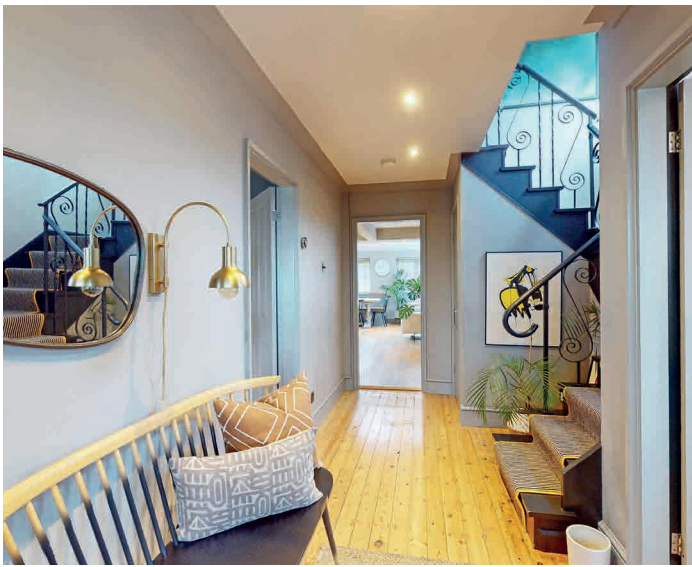


Sitting Room · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Attractive Landscaped Garden · Pizza Oven







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With wood flooring that continues to the sitting room. Under-stairs cupboard.

SITTING ROOM

A spacious reception room with bay window. Fitted shelving and cabinets.

LIVING KITCHEN

A stunning open-plan kitchen and living area with space for sitting and dining with fitted bench seating and glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish fitted units with worktops, island and breakfast bar. Integrated Miele appliances including induction hob, double oven, dishwasher, fridge / freezer and drinks fridge. Skylight windows.

UTILITY ROOM

With brick tiled flooring, fitted units, granite worktops, and sink. External door to side. Space for concealed washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedroom as an en-suite shower room.

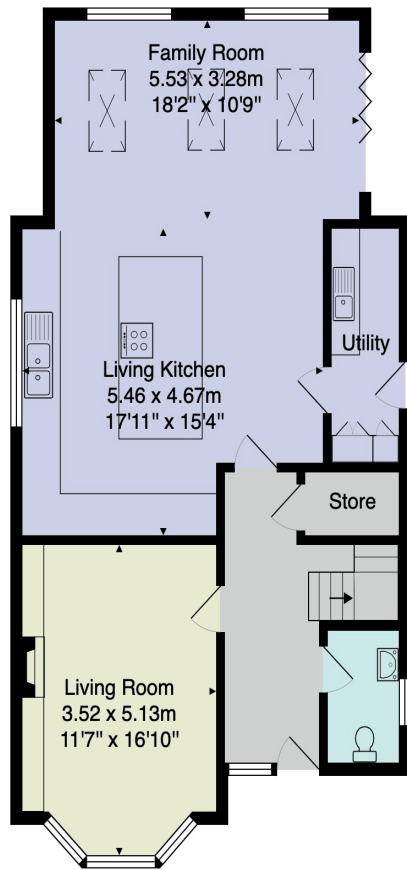
EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower.

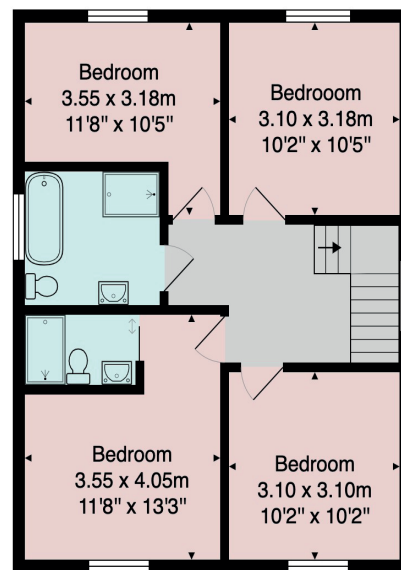
BATHROOM

A white modern suite, comprising WC, washbasin, free-standing bath and shower.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 144.1 m² ... 1551 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 driveway provides parking and leads to a double garage with light and power. There is an attractive landscaped rear garden enjoying a southwest-facing aspect with lawn, paved sitting area, barbecue area with fitted pizza oven, outdoor lighting, and power points.

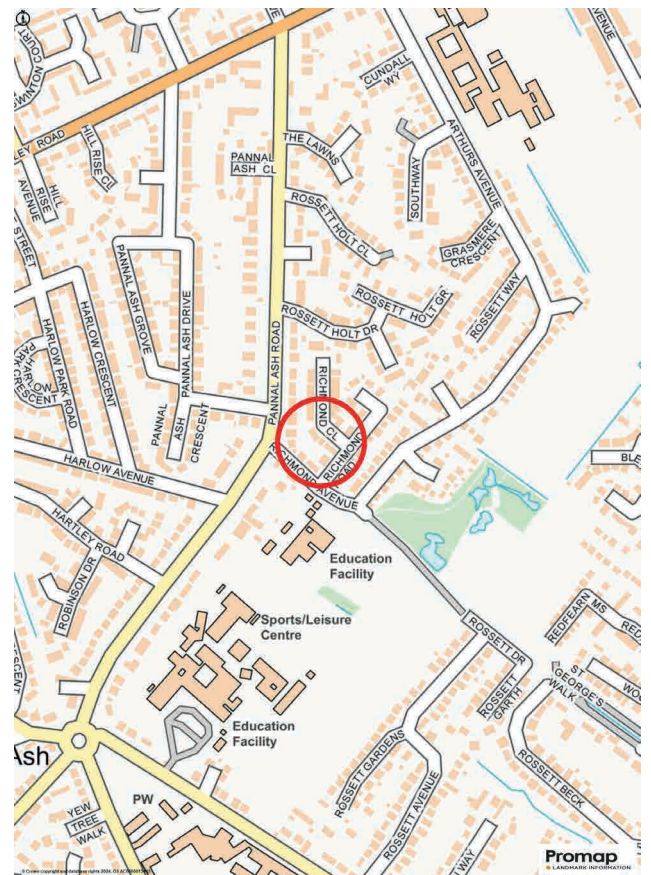
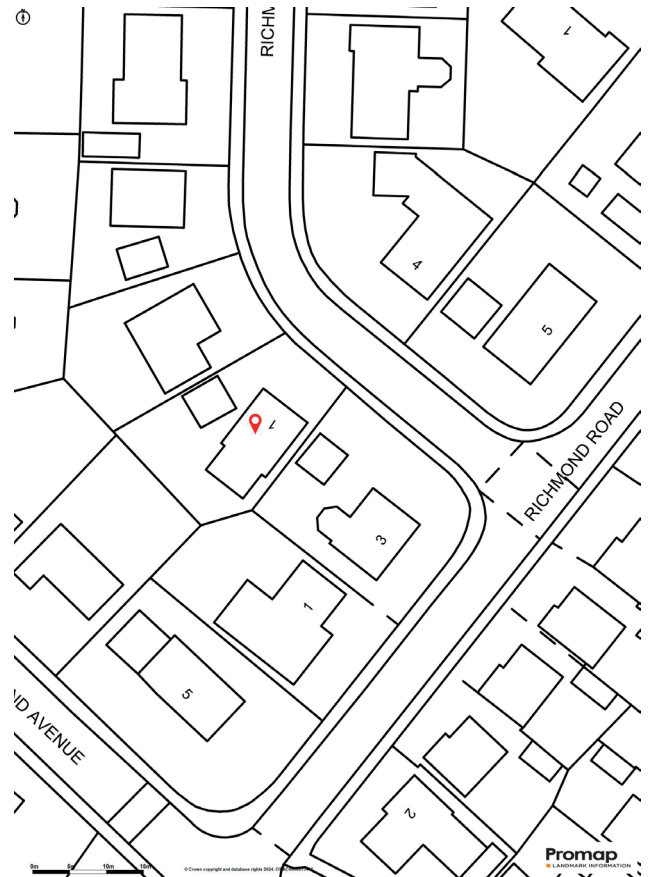
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		83
B	(81-91)		
C	(69-80)	69	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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