



VERITY
FREARSON

7 OLD CHAPEL CLOSE, HARROGATE, HG3 2GG

OFFERS OVER £600,000

7 OLD CHAPEL CLOSE,

Harrogate, HG3 2GG

A spacious and beautifully presented four-bedroom modern detached family home providing flexible accommodation, with double garage and attractive gardens.

This excellent family home has been extended to provide flexible living accommodation including an extended modern kitchen, three reception rooms, cloakroom and separate utility room. The living space has several delightful features, such as the attractive stone fireplace in the sitting room and the bright and airy space in the garden room, which has glazed doors leading to the garden. On the first floor there are four double bedrooms, house bathroom and modern en-suite. The attractive lawned rear garden has a large patio, providing an excellent entertaining space with a summerhouse and garden shed.

Old Chapel Close is a quiet road and forms part of a popular development situated just beyond the Duchy estate and within easy reach of Harrogate town centre, whilst being on the edge of beautiful open countryside.

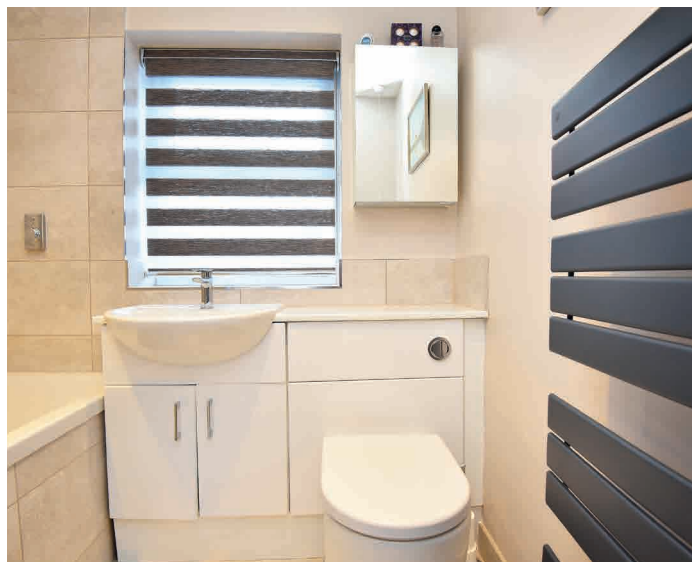


Sitting Room · Family Room/Dining Room · Kitchen · Utility · Dining Room · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Double Garage · Electric Charge Point · Garden







ACCOMMODATION

GROUND FLOOR

A part-glazed door leads into a spacious reception hallway, where there is a useful storage cupboard and cloakroom. The very generous living accommodation includes a large sitting room with windows overlooking the front garden, together with an attractive stone fireplace and double doors leading to a further reception room, which is currently used as a family / dining room. This second reception room offers bright and airy accommodation with skylight windows, wood-burning stove and glazed doors leading to the rear garden.

A third reception room to the front of the property provides further versatile accommodation and is an ideal dining room. The good-sized kitchen has modern wall and base units with granite work surfaces and breakfast bar. Integrated appliances include an induction hob, double oven, dishwasher and wine fridge. The sink unit is equipped with an instant boiling water tap. Windows to the rear overlooking the delightful rear garden and glazed doors provide access. The tiled floor has under-floor heating. A separate utility room provides additional storage space and has plumbing for a washing machine.

FIRST FLOOR

Stairs leads to a generous landing with a useful storage cupboard and access via a pull-down ladder to a boarded loft, which provides useful storage. The four good-sized bedrooms are all double rooms and have the advantage of fitted wardrobes. The master bedroom has a vaulted ceiling a modern en-suite shower room with tiled walls, and tiled floor with under-floor heating, and the house bathroom includes a bath with shower above.

FLOOR PLAN



Total Area: 163.2 m² ... 1757 ft² (excluding garage)
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 double-width driveway leads to a double garage with electrically-operated up-and-over door. Electric car charging point. To the rear of the property there is an attractive lawned garden with an extensive paved sitting area providing an excellent outdoor entertaining space. There is also a timber sunroom/summerhouse, which is insulated and has electric points.

Agents Note

The property has the benefit of a modern gas central heating system with a new boiler fitted in February 2024.

There is additional electric underfloor heating in some rooms, including the kitchen, en-suite and utility room.

The windows are double-glazed.

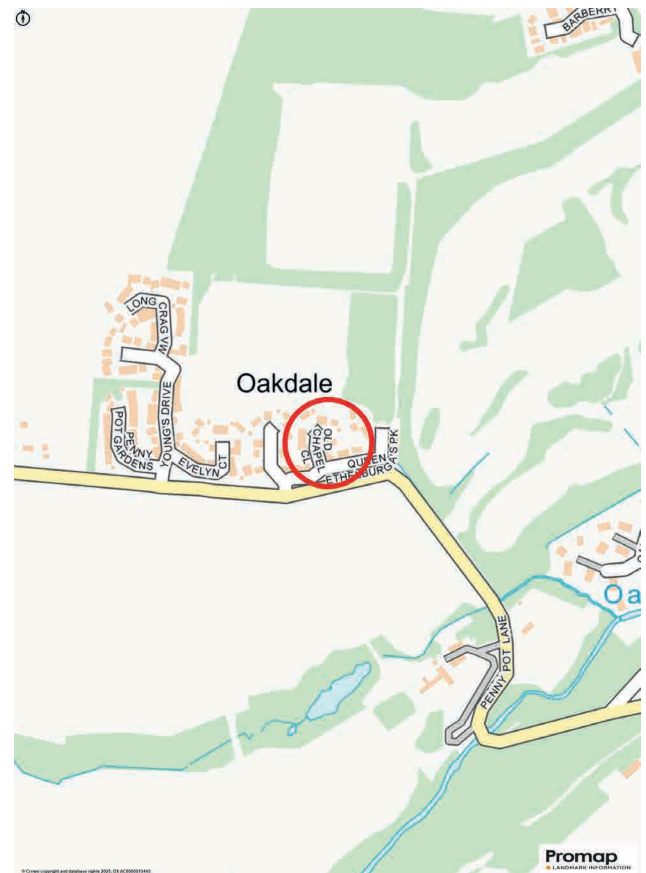
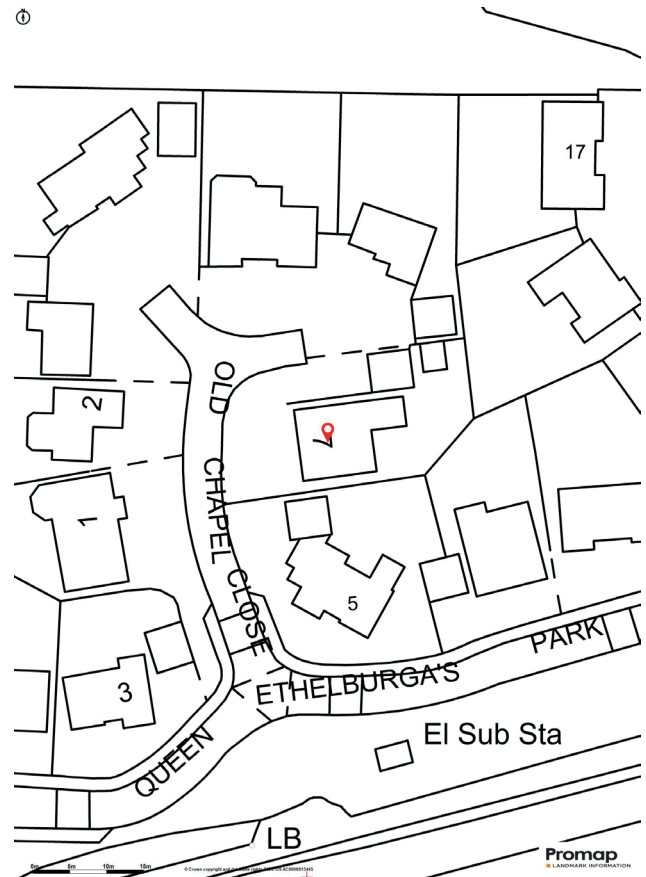
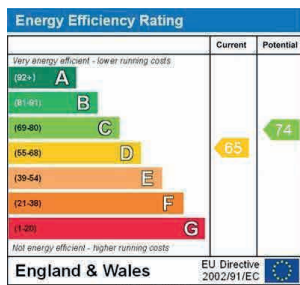
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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