



18 APLEY CLOSE, HARROGATE, HG2 8PS

OFFERS OVER £1,000,000

# 18 APLEY CLOSE,

*Harrogate, HG2 8PS*

**A fantastic opportunity to purchase this beautifully presented four-bedroom detached home with generous drive and attractive gardens and situated in this desirable residential area, close to excellent transport links and schooling.**

This impressive property has been modernised to a very high standard and now provide 1s high-quality accommodation. On the ground floor, a spacious reception hall leads to a large sitting room and stunning open-plan kitchen and living area which has glazed bi-folding doors leading to the garden. The kitchen area has under-floor heating, as does the utility room and cloakroom. On the first floor there are four good-sized bedrooms, a modern bathroom and en-suite shower room. Electric gates lead to the driveway where there is ample off-road parking and charging point for an electric vehicle. There is a useful garage/store and attractive rear garden with artificial grass, patio and covered seating areas.

The property is located on a quiet cul-de-sac within a desirable residential area which is well served by excellent local amenities including public transport links and schooling and is just a short distance from Harrogate town centre via the famous Harrogate Stray.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Garage · EV charging point · Garden With Covered Seating Area







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

With oak flooring that continues through to the sitting room and with oak and glass staircase leading to the first floor. Glazed doors lead to the kitchen.

#### SITTING ROOM

A large reception room with windows to front with fitted shutters and wood-burning stove.

#### LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas with windows and glazed bi-folding doors overlooking the garden. The stylish fitted kitchen comprises a range of modern units with quartz worktop, island and breakfast bar. Quooker boiling-water tap, induction hob, triple oven with warming drawer and integrated dishwasher and drinks fridge. Tiled flooring with under-floor heating.

### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with fitted wardrobes and dressing table. Glazed doors opening to a Juliet balcony.

#### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, bath and large shower. Heated towel rail. Tiled walls and floor with under-floor heating.

### BEDROOM 2

A large double bedroom with window to front with fitted shutters.

### BEDROOM 3

A double bedroom with fitted wardrobes and dressing table. Bay window to front with fitted shutters.

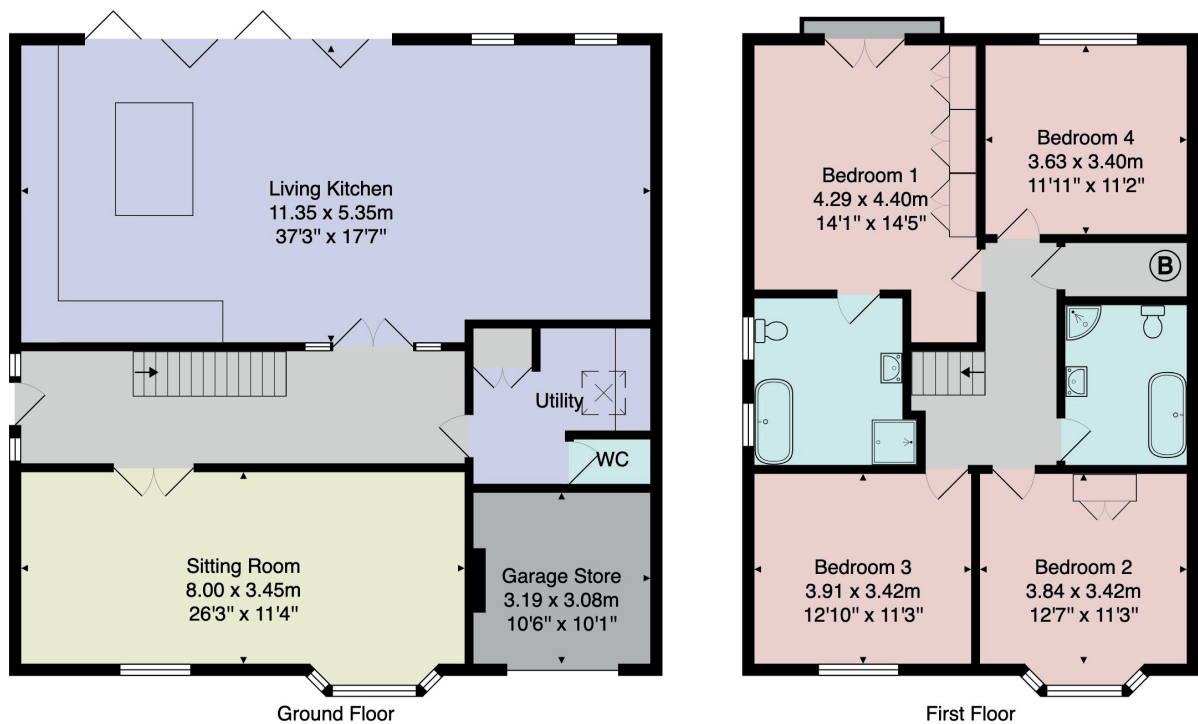
### BEDROOM 4

A further double bedroom.

### BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, bath and shower. Tiled walls and floor. Heated towel rail. Under-floor heating.

# FLOOR PLAN



Total Area: 203.8 m<sup>2</sup> ... 2194 ft<sup>2</sup> (excluding garage store)  
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

Electric remote-controlled gates lead to a driveway providing ample off-road parking with EV charging point and access to an integral garage / store. To the rear there is an attractive garden with artificial grass, planted borders, and patio with covered sitting area. External power sockets.

### Agent's Notes

The property has gas central heating and double glazing. On the ground floor, the living kitchen, utility space and WC all benefit from under-floor heating.

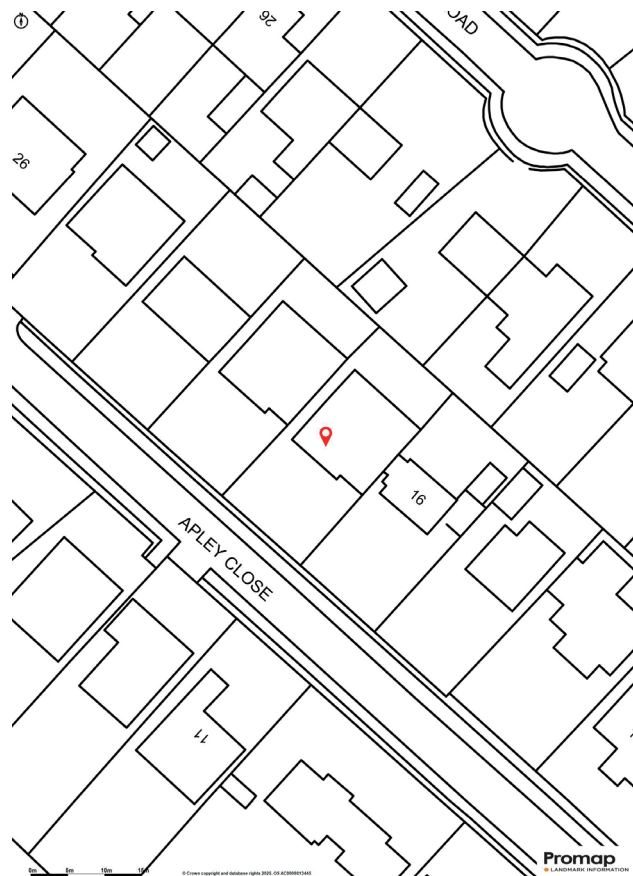
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



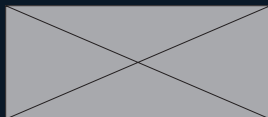
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