



VERITY  
FREARSON

2 WILD ROSE DRIVE, HARROGATE, HG1 4FZ

£575,000

## 2 WILD ROSE DRIVE,

*Harrogate, HG1 4FZ*

**A spacious and beautifully presented three-bedroom detached property with garage and good-sized garden, situated in a quiet position, forming part of this popular modern development well served by local amenities and conveniently situated between Harrogate and Knaresborough.**

This impressive modern property is appointed to a high standard and comprises generous accommodation. On the ground floor there is a reception hall, which leads to a sitting room and stunning open-plan living kitchen with quality units and glazed doors leading to the garden. There is also a utility room and downstairs WC. Upstairs, there are three bedrooms and three en-suites. The main bedroom is of particularly generous proportions and has a dressing room. A drive provides off-road parking and leads to a detached garage. To the rear of the property there is a good-sized landscaped garden with lawn and patio.

The property forms part of this popular modern development with green space nearby and is conveniently located close to local amenities, it has beautiful countryside walks on the doorstep and is convenient for access to both Harrogate and Knaresborough.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

3 Bedrooms · 3 En-Suites

Off-Road Parking · Garage · Attractive Garden And Sun Terrace







## ACCOMMODATION

### **GROUND FLOOR ENTRANCE HALL**

#### **SITTING ROOM**

A spacious reception room with bay window.

#### **CLOAKROOM**

With WC and washbasin.

#### **LIVING KITCHEN**

A stunning open-plan kitchen and living space with sitting and dining areas. The stylish kitchen comprises a range of modern fitted units with worktop, island and breakfast bar. Fully integrated appliances.

#### **UTILITY ROOM**

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

### **FIRST FLOOR**

#### **BEDROOM 1**

A large double bedroom with bay window and dressing room.

#### **EN-SUITE BATHROOM**

A modern white suite comprising WC, basin set within a vanity unit, bath and shower. Heated towel rail.

#### **BEDROOM 2**

A double bedroom with window to rear, fitted wardrobes and en-suite.

#### **EN-SUITE SHOWER ROOM**

A white suite comprising WC, basin and shower. Heated towel rail.

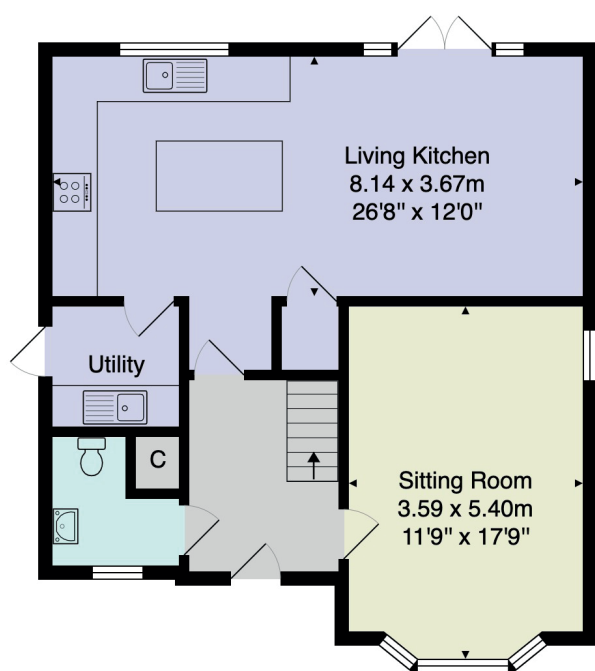
### **BEDROOM 3**

A further double bedroom with en-suite.

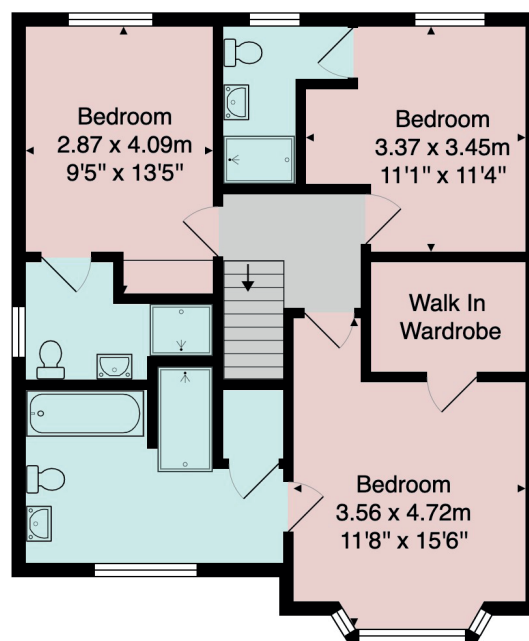
#### **EN-SUITE SHOWER ROOM**

With WC, basin and shower. Heated towel rail.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 134.1 m<sup>2</sup> ... 1444 ft<sup>2</sup>

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. To the rear, there is an attractive rear garden with lawn and sun terrace. Timber garden shed.

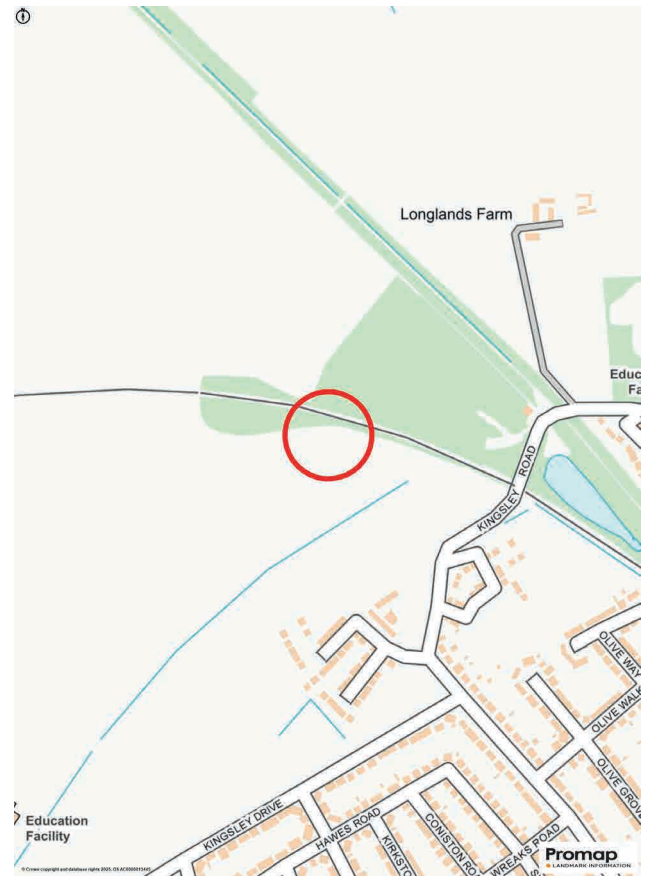
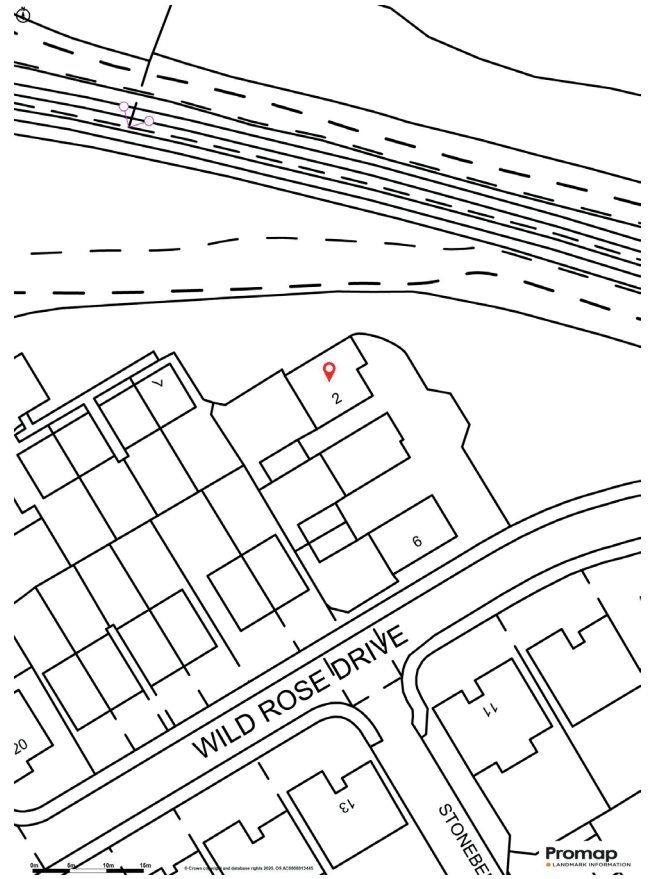
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		97
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(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			

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