



VERITY
FREARSON

18 ASHGARTH COURT, HARROGATE, HG2 9LE

£850,000

18 ASHGARTH COURT,

Harrogate, HG2 9LE

A most impressive five-bedroom detached family home with extended accommodation that has been modernised to a high standard by the current owners in recent years and is situated this desirable location on the south side of Harrogate.

This stunning home provides generous living space with a large open-plan kitchen and living area with glazed doors leading to the garden, together with two reception rooms, cloakroom, utility room, and additional room which could be used as further reception room, office or gym. On the first floor there are five good-sized bedrooms, a modern bathroom and three en-suite shower rooms. The main bedroom also has a walk-in dressing room. A driveway provides parking and leads to an integral garage with light and power and electric door and there is an attractive rear garden with lawn and decked sitting areas.

The property is located on a quiet cul-de-sac within the popular south Harrogate area of Harrogate, is well served by excellent local amenities including popular schools and is on the edge of beautiful countryside whilst being convenient for the town centre.



3 Reception Rooms · Office / Gym · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · 3 En-Suites · Bathroom · Boarded Loft

Off-Road Parking · Integral Garage · Private Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

Tiled flooring with under-floor heating that continues through to the kitchen.

SITTING ROOM

A spacious reception room with window to the front.

FAMILY ROOM

A further reception room with window overlooking the garden.

OFFICE/ GYM

A further large room which could be used as an additional reception room, Office or gym.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas, glazed sliding doors leading to the garden and skylight windows. The kitchen comprises a range of stylish modern units with quartz worktops, island and breakfast bar. Sink with Quooker boiling-water tap. Integrated appliances including induction hob, integrated ovens, microwave and coffee machine, dishwasher, fridge, freezer and wine fridge.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

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

FIRST FLOOR BEDROOMS

There are five good-sized bedrooms on the first floor. Three of the bedrooms have en-suite shower rooms and the main bedroom also has a walk-in dressing room.

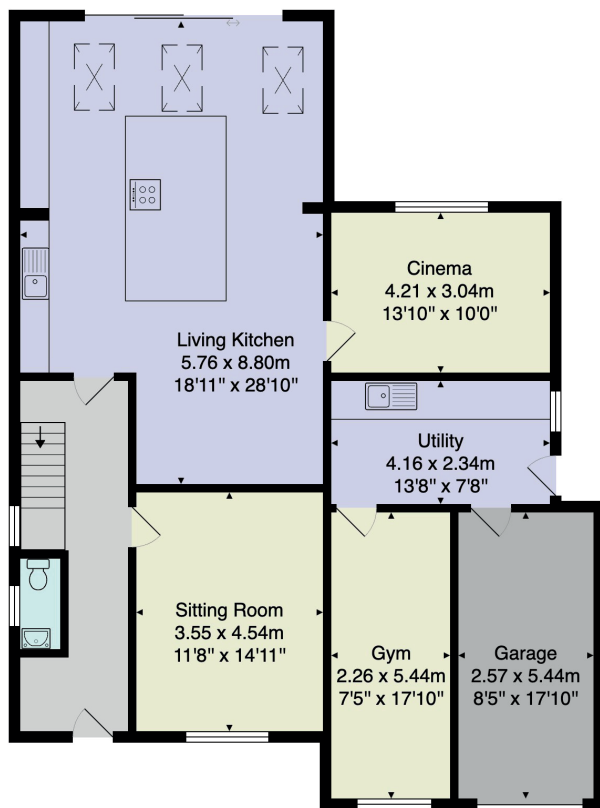
BATHROOMS

The property has three en-suite shower room rooms and there is a modern family bathroom. These all have modern white fittings, tiled walls and floors, and heated towel rails

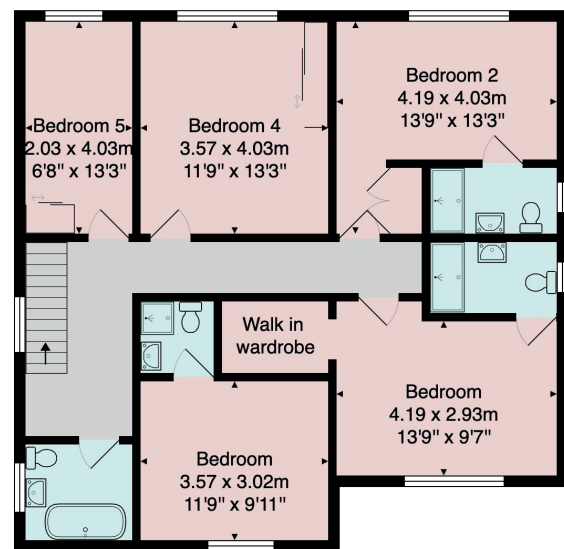
LOFT

A pull-down ladder leads to a large boarded and carpeted loft with light, power and skylight window.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 209.4 m² ... 2254 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 block-paved drive provides parking and leads to an integral garage with light, power and electric door. Attractive and private rear garden with lawn and deck sitting areas.

Agent's Notes

Property was comprehensively refurbished by the owners in 2020 to include new roof, new boiler, extended living space, new windows, CCTV as well as new kitchen and bathroom fittings.

The property has the benefit of hard-wired Wi-Fi throughout.

On the ground floor the tiled floor areas have a gas-fired under-floor heating system.

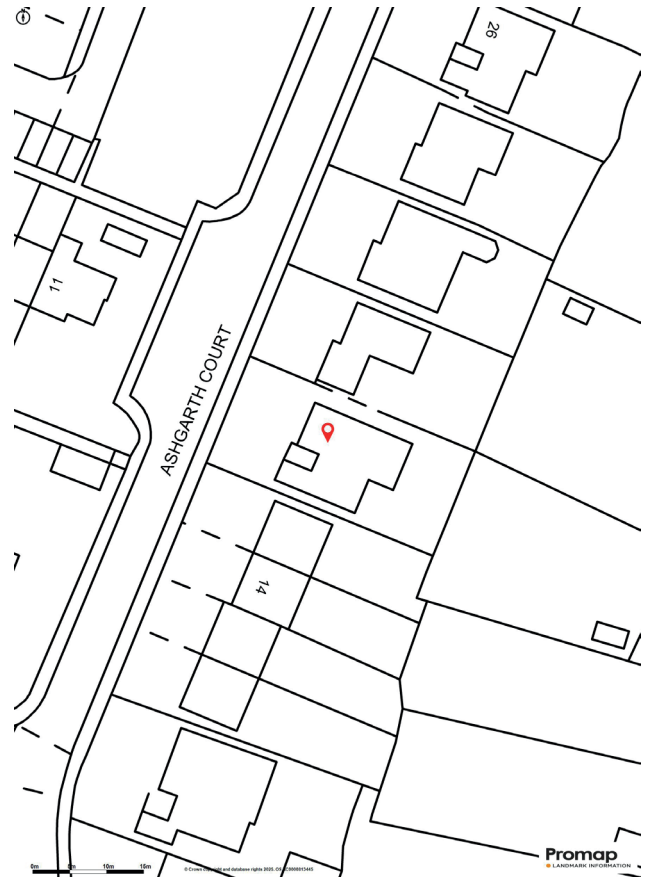
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	76	82
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

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