



VERITY
FREARSON

8 SPENCERS WAY, HARROGATE, HG1 3DN

OFFERS OVER £500,000

8 SPENCERS WAY

Harrogate, HG1 3DN

A beautifully presented four bedroom detached house offering generous and versatile accommodation with a generous south-facing rear garden, forming part of this quiet cul-de-sac.

The property provides generous and well presented accommodation. On the ground floor there is a large sitting room together with separate dining room, conservatory, well equipped modern living-kitchen, utility and downstairs WC. Upstairs there are four good sized bedrooms, a modern bathroom and ensuite. There is a larger than average south facing garden with lawn and patio and a drive provides ample parking and leads to an integral garage/store.

The property is situated on this quiet residential street close to beautiful open countryside and just a short distance from the centre of Harrogate where there is an excellent range of amenities on offer.



Sitting Room - Dining Room - Conservatory - Dining Kitchen - Utility

Four Bedrooms - Bathroom - Ensuite Shower Room

Off-Road Parking - Garage/Store - Attractive Garden







ACCOMMODATION

Ground Floor

Sitting Room

A spacious reception room with feature fireplace with remote controlled contemporary gas fire.

Dining Room

A further reception room. Glazed doors lead to a conservatory.

Conservatory

Providing a further sitting area with tiled floors, windows and glazed doors overlook the garden.

Cloakroom

With WC and basin.

Living Kitchen

A spacious open plan kitchen and living area with glazed doors leading to the garden. The kitchen comprises range of modern fitted units with worktop and breakfast bar. Gas hob, integrated oven and dishwasher.

Utility

With fitted units, worktops and sink. Space and plumbing for washing machine.

First Floor

Bedrooms

There are four good sized bedrooms, including the main bedroom with fitted wardrobes and ensuite.

Ensuite

A white suite comprising WC, basin set within a vanity unit and shower. Tiled walls and floor. Heated towel rail.

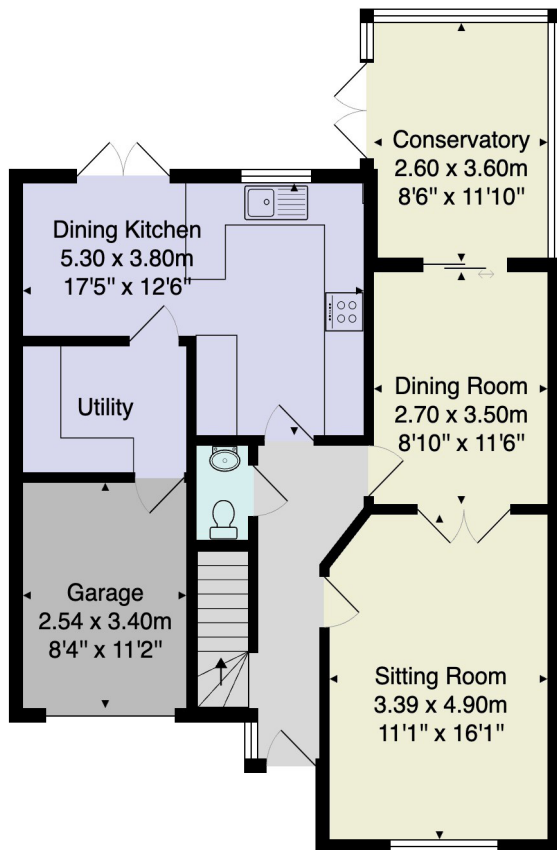
Bathroom

With WC, basin and bath with shower above. Tiled walls on floor. Heated towel rail.

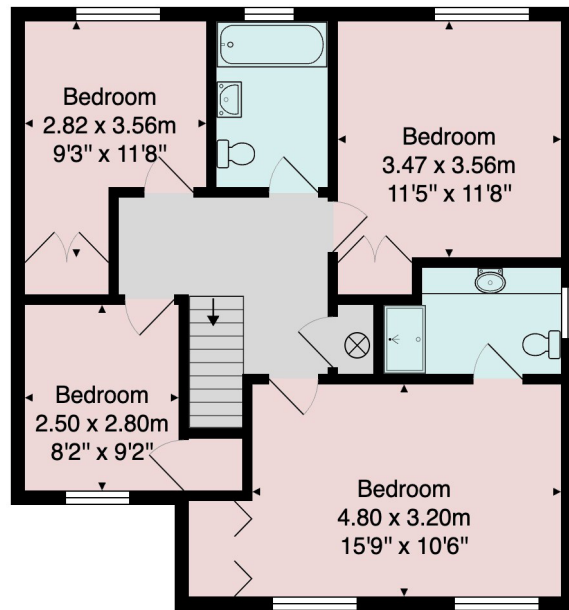
Loft

The loft is boarded and has a pulldown ladder.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 147.0 m² ... 1583 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A drive provides parking and leads to a garage / store.

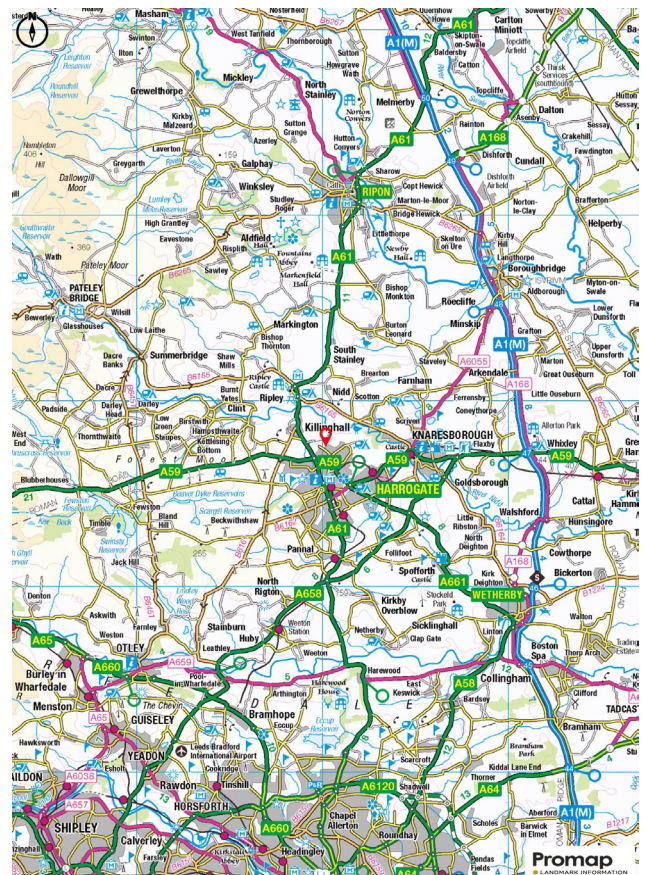
To the rear there is an attractive garden with lawn, well stocked planters paved sitting areas and timber garden shed.

Services

All mains services connected.

Tenure

Freehold



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk

THE HOME OF PROPERTY
SINCE
1921





VERITY
FREARSON

verityfearson.co.uk