



VERITY
FREARSON

11 DALESIDE ROAD, HARROGATE, HG2 9JE

OFFERS OVER £900,000

11 DALESIDE ROAD, HARROGATE

HG2 9JE

This fully modernised detached house has undergone a comprehensive refurbishment and now offers beautifully presented accommodation ideal for family living. Enjoying the best of both worlds, the property is set in a prime location-close to Harrogate town centre, excellent local schools and shops, yet just moments from open countryside.

The spacious and versatile layout includes five bedrooms, four bathrooms, and multiple reception spaces, all finished to a high standard. The standout feature is a stunning open plan living kitchen with countryside views and direct access to the garden. A ground floor bedroom with ensuite offers flexibility as a gym or guest room, and the property also benefits from driveway parking, integral garage, and landscaped gardens.



Stunning Living · Kitchen · Office · Gym/Bedroom 5 · Shower Room

Four First · Floor Double Bedrooms · 2 Ensuities · Modern Bathroom

Ample Off Road Parking · Integral Garage · Attractive Garden · Views







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Welcoming entrance hall with fitted cupboards and oak flooring which continues throughout the ground floor.

LIVING KITCHEN

A spectacular open plan space with sitting and dining areas, skylight windows, and glazed sliding doors overlooking the rear garden and countryside beyond. Woodburning stove. Stylish fitted kitchen with quartz worktops, breakfast bar, induction hob, double oven, dishwasher, and full-height fridge and freezer.

UTILITY ROOM

With fitted worktops, sink, and space/plumbing for a washing machine and tumble dryer.

CLOAKROOM

With WC and basin.

BEDROOM FIVE / GYM

Ground floor double bedroom with ensuite. Currently used as a gym.

ENSUITE

With WC, basin set within a vanity unit, and shower.

STUDY / SNUG

A further reception room, ideal as a home office or additional sitting room.

FIRST FLOOR

BEDROOM ONE

Double bedroom with fitted wardrobes and ensuite.

ENSUITE ONE

Modern white suite comprising WC, twin basins within a vanity unit, and large walk-in shower. Heated towel rail.

BEDROOM TWO

Double bedroom with fitted wardrobes and ensuite.

ENSUITE TWO

White modern suite with WC, basin set within a vanity unit, and shower. Heated towel rail.

BEDROOM THREE

Double bedroom with fitted wardrobes.

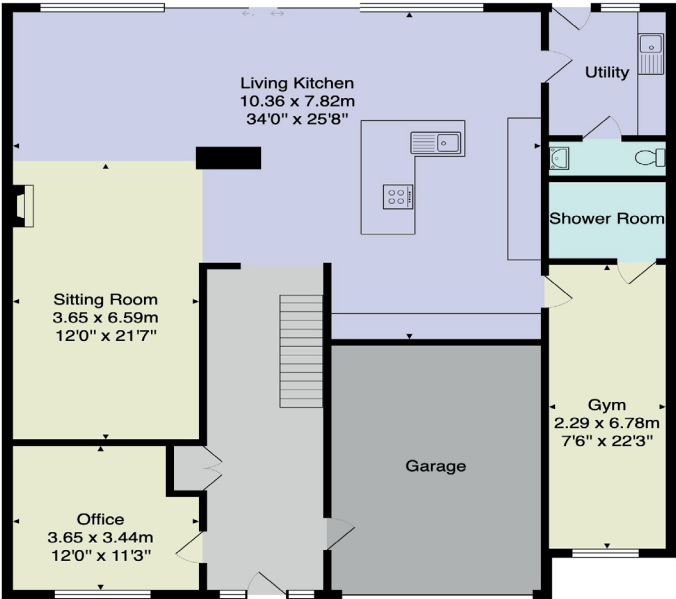
BEDROOM FOUR

A further double bedroom with fitted wardrobes and window enjoying superb countryside views.

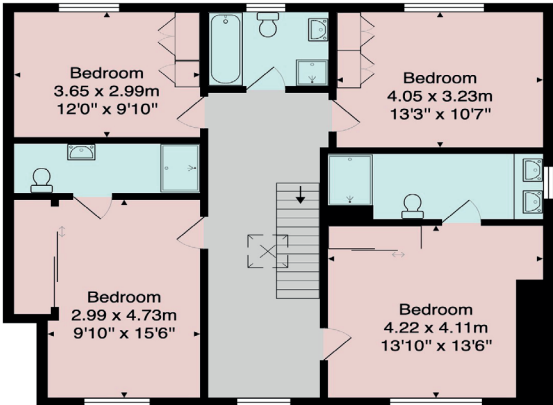
BATHROOM

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

FLOOR PLAN



Ground Floor



First Floor

Total Area: 243.1 m² ... 2616 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

OUTSIDE

An in-and-out driveway provides ample off-road parking and leads to an integral garage with electric door. To the rear is a beautifully landscaped garden with lawn, planted borders and seating areas, all enjoying panoramic views over the surrounding countryside.

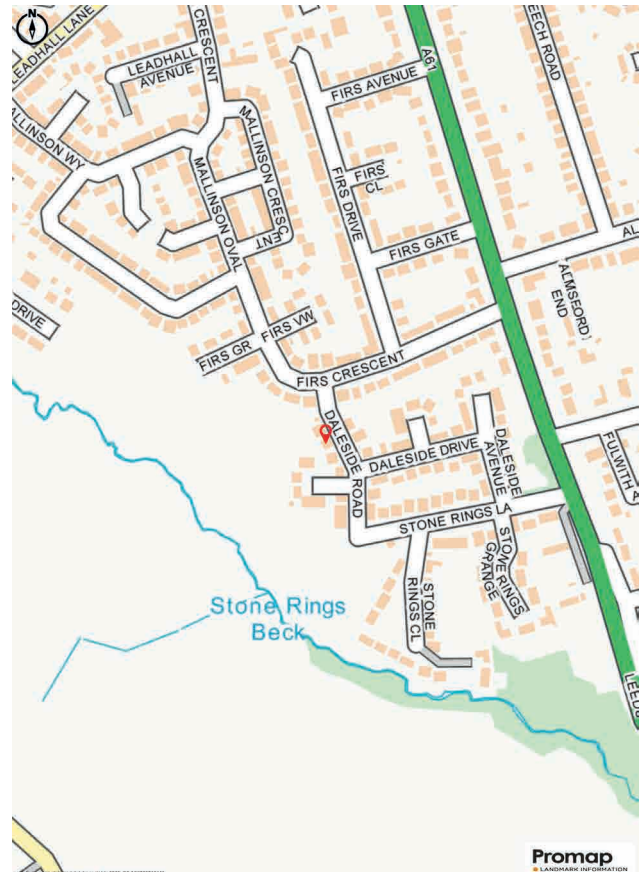
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
England & Wales		
	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

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





VERITY
FREARSON

verityfearson.co.uk