



4 Hartley Road, Harrogate, North Yorkshire, HG2 9DQ

**£630,000**

Offers Over



## 4 Hartley Road, Harrogate, North Yorkshire, HG2 9DQ

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A fantastic opportunity to purchase an extended and beautifully presented four bedroom detached property with garage and garden, situated in this quiet and highly sought-after south Harrogate location, close to popular schools.

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This impressive family home provides high-quality, extended and newly refurbished accommodation, including a stunning open-plan living kitchen and utility both with glazed doors leading to the rear garden. There is a large sitting room and downstairs WC. A further snug area, salon / office form part of the extension. There are also four bedrooms, an en-suite shower room and modern house bathroom. A drive provides parking for three/four vehicles.

The property is situated on this quiet position just off Pannal Ash Road, well served by excellent local amenities, within walking distance of popular local primary and secondary schools and just a short distance from Harrogate town centre.





## **GROUND FLOOR ENTRANCE HALL**

### **CLOAKROOM**

With WC and washbasin.

### **SITTING ROOM**

A spacious reception room with wall-mounted lights and bay window to the front.

### **LIVING KITCHEN**

With a range of fitted wall and base units with five-ring gas hob with extractor above. A variety of integrated appliances including a fridge, dishwasher, double oven and microwave. There is a breakfast bar and window and double patio doors overlooking the rear garden. A door leads through to a utility area with sink and space and plumbing for washing machine and tumble dryer, integrated freezer and access to the garage. External door to rear.

### **SNUG**

Forming part of the extension a further multipurpose room currently used as another reception room with glazed double doors leading to the rear garden.

### **CLOAKROOM**

With WC and washbasin.

### **OFFICE / SALON**

Currently used as a home salon, with window to front and skylight.

## **FIRST FLOOR BEDROOMS**

There are four good-sized double bedrooms on the first floor. The master bedroom has an en-suite shower room and walk-in wardrobe.

### **BATHROOM**

With WC, washbasin, bath, separate walk-in shower and heated towel rail. Window to the rear.

### **OUTSIDE**

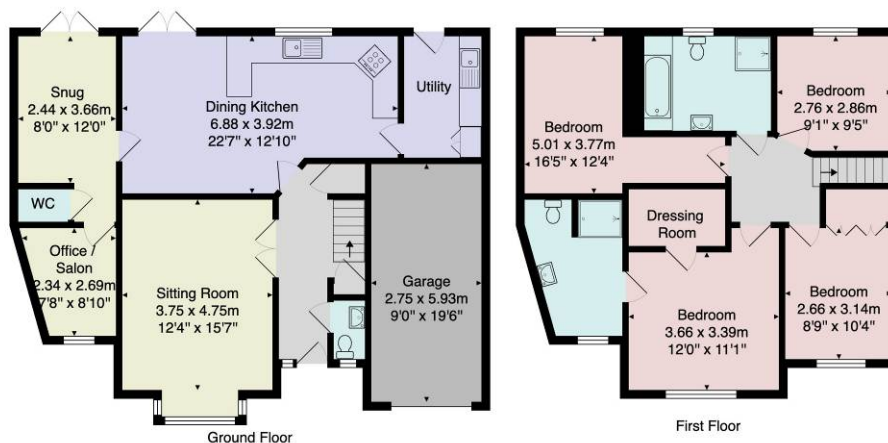
A driveway provides parking for three/four vehicles and leads to a large integral garage. There is an attractive garden to the rear with well-stocked borders. The garden is partially paved and has a summerhouse, currently used as a gym. Shed to the side of the property. Gate to side provides direct access to the Merryfield cul-de-sac.

**Tenure** - Freehold

**Council Tax Band** - F

**EPC** - C





Total Area: 145.6 m<sup>2</sup> ... 1567 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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