



VERITY
FREARSON

3 ASHGARTH WAY, HARROGATE, HG2 9LD

£500,000

3 ASHGARTH WAY,

Harrogate, HG2 9L:D

A beautifully presented and extended four-bedroom middle-of-terrace home situated in a very desirable location on the south side of Harrogate.

The property offers spacious and versatile accommodation arranged over two floors, ideal for family living. There is a generous open-plan dining kitchen with conservatory, a spacious sitting room, four bedrooms, an ensuite, a family bathroom and useful loft storage. Outside, the property benefits from driveway parking, an integral garage and a delightful rear garden.

This popular position is close to well-regarded schools, convenient for Harrogate town centre and on the edge of beautiful open countryside. The location also offers excellent access to Leeds for commuters, with nearby railway stations at Pannal and Hornbeam Park.



Sitting Room · Conservatory · Dining Kitchen

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with contemporary wall-mounted gas fire.

DINING KITCHEN

With space for dining area. There is a modern fitted kitchen with a range of wall and base units, range cooker, integrated dishwasher and fridge. Open plan to the conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedrooms have fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

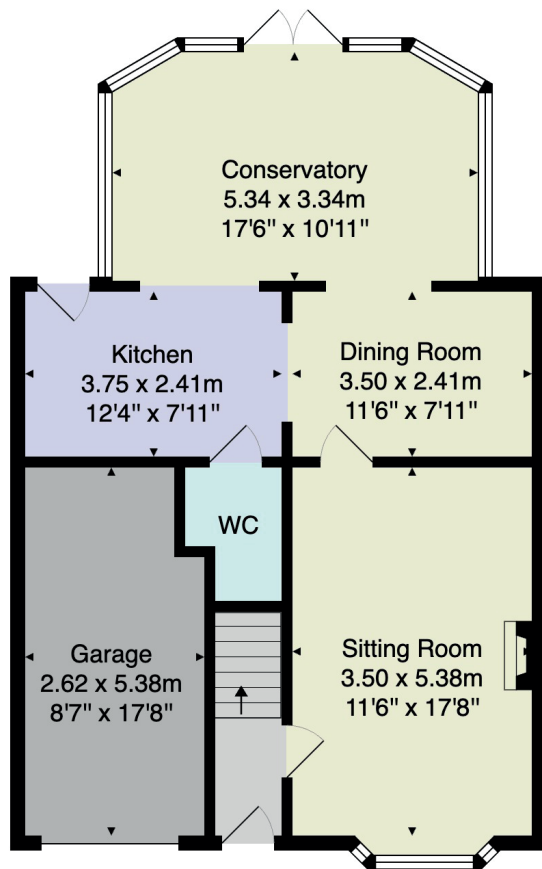
BATHROOM

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

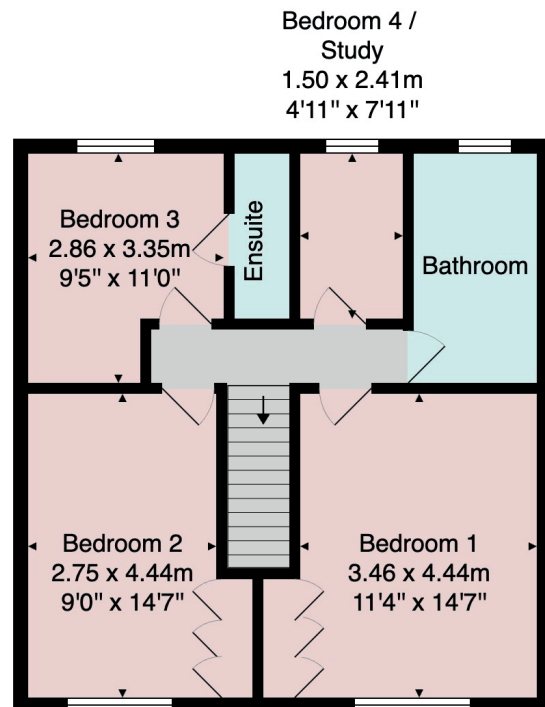
LOFT

Partially boarded, providing useful storage space. Fully insulated.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 136.6 m² ... 1471 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 driveway provides parking and leads to an integral garage with light and power, and space for additional appliances. There is an attractive rear garden with lawn, patio and planted borders. Timber garden shed providing useful storage space. External water taps and electrical power points to the front and rear.

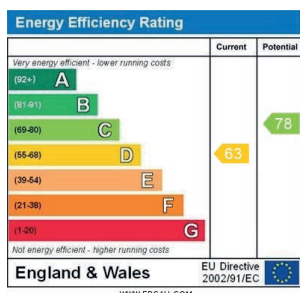
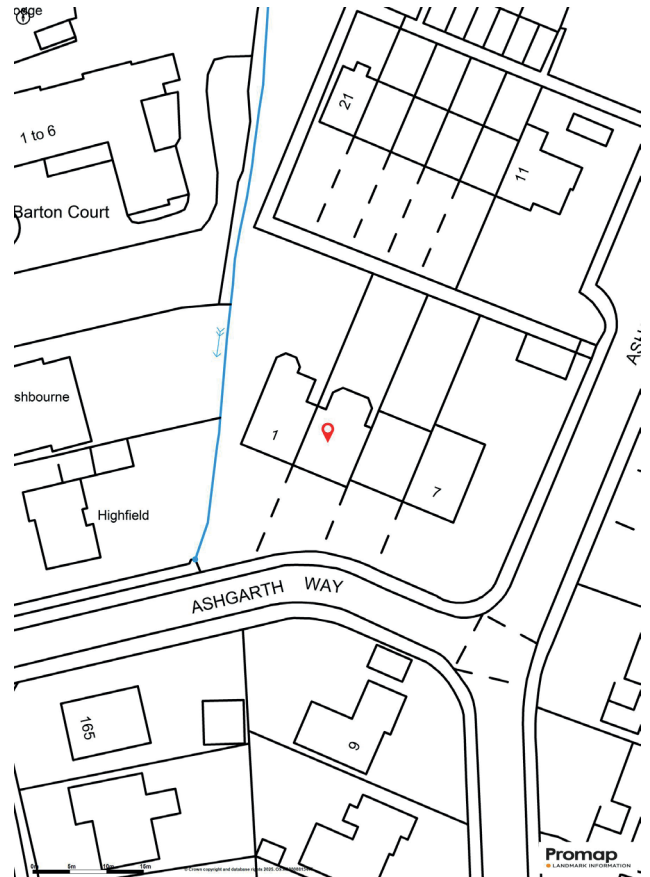
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



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