



VERITY  
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CEDAR CROFT, 1A HARLOW OVAL, HARROGATE, HG2 0DS

OFFERS OVER £1,200,000

# CEDAR CROFT, 1A HARLOW OVAL,

*Harrogate, HG2 0DS*

**A stunning, modern family home revealing high quality accommodation extending to over 3,000 square feet in this sought-after location on the south side of Harrogate.**

This fantastic property boasts impressive accommodation, appointed to a very high standard, including an open-plan living kitchen with bi-folding doors which lead to the garden, a separate sitting room and ground-floor guest bedroom with en-suite shower room. On the upper floors there are a further four bedrooms, en-suite facilities, house bathroom and a cinema room on the top floor, which could be used as a sixth bedroom, if required.

The property is accessed via electric gates and stands within attractive, landscaped lawned gardens, where there are various paved sitting areas positioned to enjoy the sun during different parts of the day. There is a gravel driveway providing off-road parking and an integral double garage.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suite Shower Rooms · Bathroom · Storeroom

Off-Road Parking · Integral Double Garage · Southwest-Facing Lawned Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with windows to front and side and contemporary wood-burning stove. Tiled floor with under-floor heating. Open plan to -

#### LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas and bi-folding doors opening onto the garden and skylight windows. Incorporating a range of modern wall and base units, work surfaces and breakfast bar. Integrated appliances include oven, microwave oven, steam oven and warming drawer. Full-size integrated fridge and freezer and dishwasher. Tiled floor with under-floor heating.

#### UTILITY ROOM

A large utility room with further wall and base units and sink unit. Windows to side and exterior door to rear. Tiled floor with under-floor heating.

#### CLOAKROOM

With low-level WC and washbasin.

### BEDROOM 5

A double bedroom with en-suite. Window to front and tiled floor with under-floor heating.

#### EN-SUITE SHOWER ROOM

With a white suite comprising low-level WC, washbasin and large walk-in shower. Heated towel rail and tiled floor with under-floor heating.

### FIRST FLOOR

#### LANDING

Large storage cupboard with automatic lighting. Window to front and central heating radiator.

### BEDROOM 1

A large double bedroom with glazed bi-folding doors with in-built, remote-controlled blinds lead to a Juliet balcony. Central heating radiator and large dressing area. Leads to -

#### EN-SUITE SHOWER ROOM

Modern white suite comprising low-level WC, washbasin set within a vanity unit, large walk-in shower. Heated towel rail, tiled walls and tiled floor with under-floor heating. Window to rear.

### BEDROOM 2

Windows to front and side, central heating radiator. Dressing room.

### BEDROOM 3

Window to front, central heating radiator.

### BATHROOM

A modern white suite comprising low-level WC, washbasin set atop of a vanity unit, large walk-in shower and bath. Heated towel rail, tiled walls and tiled floor with under-floor heating.

### SECOND FLOOR

#### BEDROOM 4 / CINEMA ROOM

Central heating radiator and skylight windows with blackout blinds. Wired as a cinema room with built-in surround sound system.

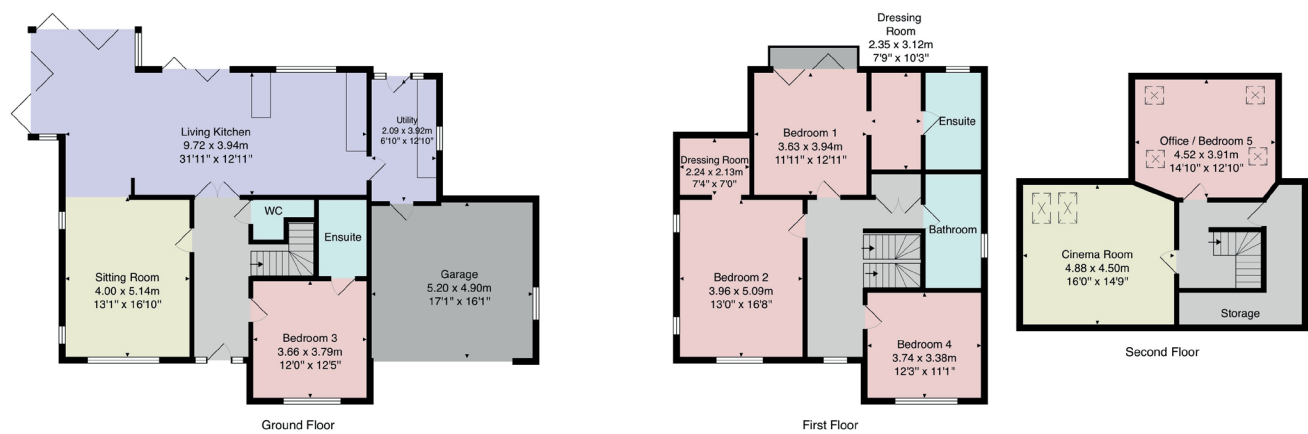
### BEDROOM 5

A further bedroom with central heating radiator and skylight windows.

### STOREROOM

A large storage area housing the hot-water cylinder and hub for the wiring around the house.

# FLOOR PLAN



Total Area: 280.4 m<sup>2</sup> ... 3018 ft<sup>2</sup>  
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

The property is accessed via electric gates and occupies a generous corner plot with attractive southwest-facing lawned gardens. There are large patio entertaining areas fitted seating, planted borders and fruit trees. There is a gravel driveway providing off-road parking and an integral double garage with electrically operated door.

## Directions

Harlow Oval is a sought-after position close to excellent amenities including Harrogate Grammar School, which is just a few minutes' walk away. Also within easy walking distance are the shops and facilities of Cold Bath Road, the Stray and Harrogate town centre.

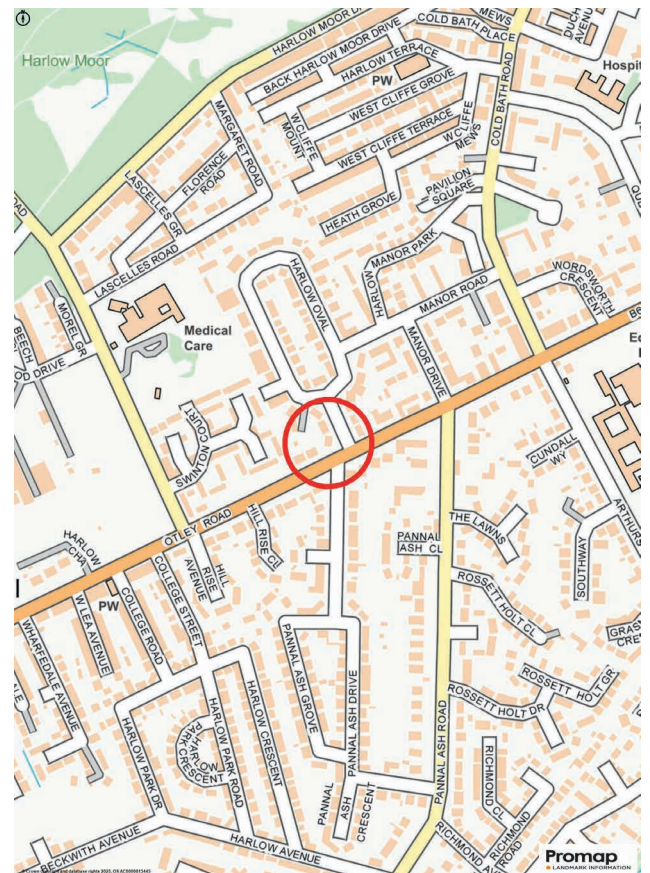
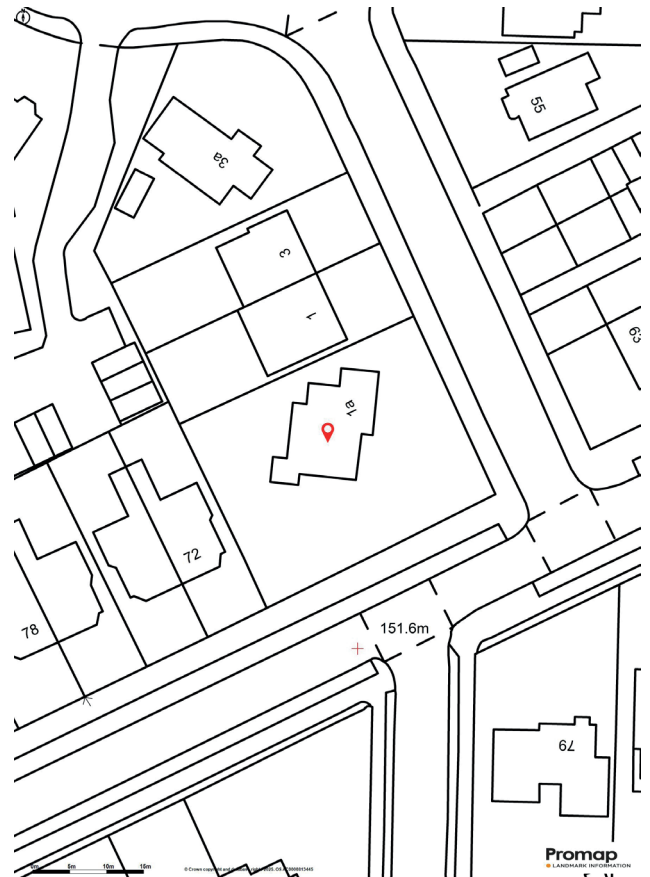
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - G



| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| www.epc4u.com                               |         |           |

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