



VERITY
FREARSON

12 GREEN WAY, HARROGATE, HG2 9LR

OFFERS OVER £725,000

12 GREEN WAY,

Harrogate, HG2 9LR

A fantastic opportunity to purchase a good-sized four-bedroom detached property occupying a large and attractive plot, with a good-sized south-facing garden, driveway and integral double garage in this desirable south Harrogate location.

This individual property provides generous accommodation, and comprises two reception rooms, plus a conservatory extension, a well-equipped kitchen, study and downstairs WC. Upstairs, there are four good-sized bedrooms and a bathroom with separate WC and en-suite. A particular feature of the property is the large and attractive garden. The property has significant potential to be further extended and modernised to suit the buyer's requirements.

This delightful property is situated in a popular and convenient location on the south side of Harrogate, well served by local amenities and popular schooling and is within walking distance of Pannal railway station, which provides easy access to York, Harrogate town centre and Leeds.



Kitchen · Dining Room · Sitting Room · Office · Cloakroom · Conservatory

4 Bedrooms · Bathroom · En-Suite

Ample Off-Road Parking · Double Garage · Large South Facing Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with feature fireplace place and living-flame gas fire. Glazed doors lead to a conservatory.

CONSERVATORY

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

KITCHEN

With space for dining table. The kitchen comprises a range of fitted wall and base units with electric hob, integrated double oven, dishwasher and space for other appliances.

DINING ROOM

A further reception room with window overlooking the garden.

CLOAKROOM

With WC and washbasin.

STUDY

Providing a useful workspace with window to front.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedroom is a particularly generous proportions with fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BATHROOM

With washbasin, bath with shower above.

SEPARATE WC

LOFT

There's access to a large boarded loft.

FLOOR PLAN



Total Area: 188.7 m² ... 2031 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.
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A block-paved drive provides ample parking and leads to an integral double garage with light, power and electric door. To the rear of the property there is a good-sized, attractive south-facing garden with lawn, mature planted borders and patio.

All mains services connected.

Freehold

EPC - E



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