



VERITY
FREARSON

33 FULWITH DRIVE, HARROGATE, HG2 8HW

£1,100,000

33 FULWITH DRIVE,

Harrogate, HG2 8HW

A fantastic opportunity to purchase an attractive five-bedroom detached house, occupying a generous plot extending to half an acre, with mature gardens, driveway, and double garage, situated in this prime south Harrogate position. This very generous plot offers huge potential to either redevelop the house or carry out a substantial extension scheme, subject to obtaining the necessary consents.

This excellent family home offers spacious and well-planned accommodation which has been very well maintained but now offers buyers the opportunity to update and modernise to suit their own requirements. The property is set within attractive mature gardens featuring lawned areas, well-stocked planted borders, a pond, and paved sitting areas. A generous in-and-out driveway provides parking for multiple vehicles and leads to an integral double garage.

Situated in this desirable south Harrogate location, the property enjoys a quiet residential setting convenient for local amenities, highly regarded schools, and just a short distance from Harrogate town centre, yet on the edge of beautiful open countryside.



4 Reception Rooms · Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Integral Double Garage · Attractive Gardens Extending To 0.5 Acres







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious and welcoming hallway with fitted cupboard.

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A large reception room with bay windows on two sides overlooking the gardens. Attractive fireplace with wood surround and marble hearth.

GARDEN ROOM

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

DINING ROOM

A further good-sized reception room with window overlooking the garden.

LIVING ROOM

Another reception room with window to the rear aspect.

KITCHEN

With space for dining table. The kitchen comprises a range of fitted wall and base units with worktop and island. Electric hob, integrated double oven, fridge and dishwasher.

UTILITY ROOM

A large utility with fitted wall and base units, worktop, and sink. Space and plumbing for additional appliances. Door leads to the integral garage.

FIRST FLOOR

BEDROOM 1

A large double bedroom with windows on two sides. Dressing area with fitted wardrobes and access to en-suite.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin, and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A double bedroom with fitted wardrobes.

BEDROOM 4

A double bedroom with fitted wardrobes.

BEDROOM 5 / STUDY

A further bedroom or home office with fitted wardrobe.

BATHROOM

With WC, washbasin, and bath with shower above. Airing cupboard.

FLOOR PLAN



Total Area: 288.5 m² ... 3105 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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Outside

An in-and-out driveway provides ample parking and leads to an integral double garage. The property occupies a generous plot extending to approximately 0.5 acres, with attractive gardens to the rear featuring lawn, mature planted borders, pond and various sitting areas.

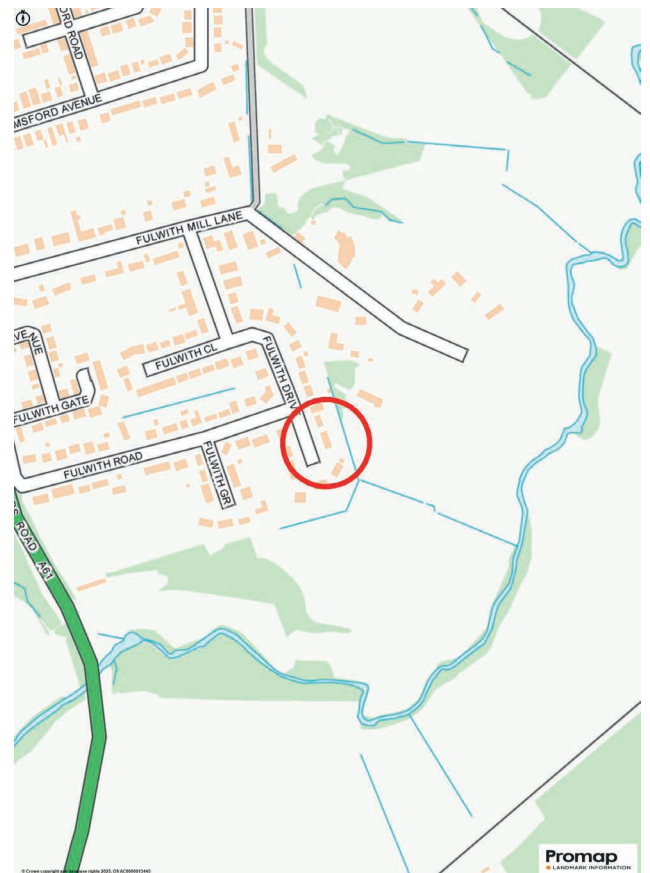
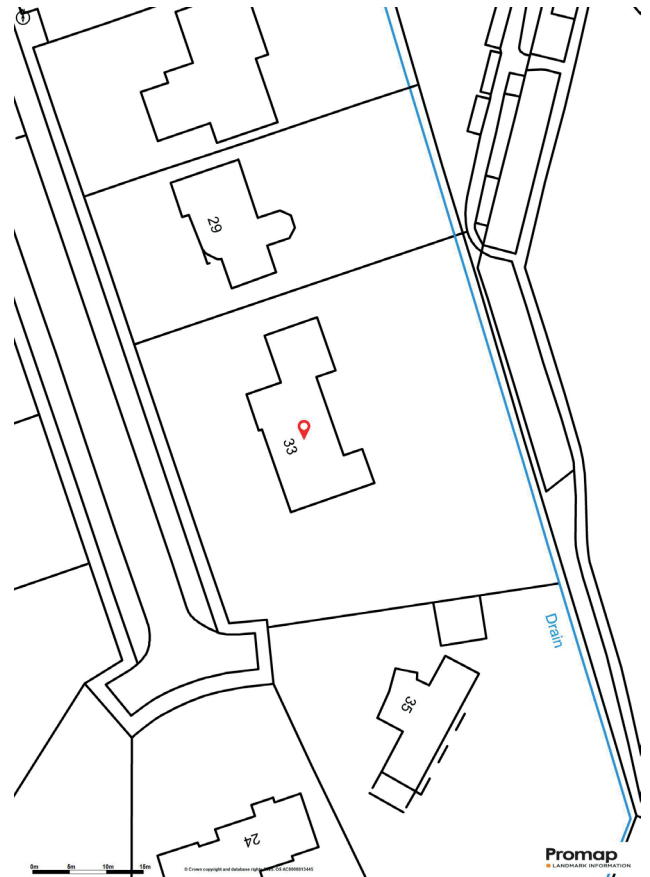
Services

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		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

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





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