



25 Rowan Close, Harrogate, North Yorkshire, HG1 4GU

£500,000

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A modern four-bedroom/three-bathroom detached family house offering immaculately presented accommodation with the benefit of a private southwest-facing rear garden with pleasant open aspect.

This superb family house offers very spacious open-plan accommodation with many extras, solar panels and full gas central heating and central heating throughout.

The property forms part of a modern development situated off Bogs Lane, equidistant from Harrogate and Knaresborough and within walking distance of local amenities and the beautiful Nidd Gorge. An internal inspection of this excellent property is strongly recommended.





GROUND FLOOR

Modern front door leads to -

ENTRANCE HALL

Central heating radiator and under-stairs storage cupboard. Leads to utility and -

INTEGRAL GARAGE

Including integral fitted units and double glazed screen.

CLOAKROOM

Low-flush WC and washbasin. Central heating radiator.

LOUNGE

Double-glazed bay window to front and two central heating radiators. Double doors lead to -

OPEN-PLAN LIVING / DINING KITCHEN

Double-glazed double French doors lead to the private southwest-facing rear garden, two further double-glazed windows to rear. The kitchen has been fitted with an extensive range of good quality fittings comprising base cupboards with silestone work surfaces above having inset sink unit, Silestone Splashbacks and matching wall-mounted units. Built-in gas hob with extractor hood above and split-level electric double oven. Integrated dishwasher, fridge / freezer, microwave and washing machine. Fitted cupboard houses the gas central heating boiler.

FIRST FLOOR

SPACIOUS LANDING

Airing cupboard housing hot-water cylinder.

BEDROOM 1

Double-glazed window to front, central heating radiator and unit.

EN-SUITE SHOWER ROOM

Double-glazed window to side. Modern suite comprising low-flush WC, washbasin set within a vanity unit and fully tiled shower cubicle. Tiled floor and extractor fan.

BEDROOM 2

Double-glazed window to front, central heating radiator and fitted drawers. Access to -

JACK-AND-JILL SHOWER ROOM

Double-glazed window to side. Modern suite comprising low-flush WC, washbasin set within a vanity unit and fully tiled shower cubicle. Tiled floor, heated towel rail and extractor fan.

BEDROOM 3

Double-glazed window to rear, central heating radiator and fitted wardrobes. Access to Jack and Jill shower room.

BEDROOM 4

Double-glazed window to rear, central heating radiator.

BATHROOM

Double-glazed window to rear. Modern suite comprising low-flush WC, washbasin set within a vanity unit and bath with mixer taps and shower attachment. Tiled floor, central heating radiator and extractor fan.

OUTSIDE

Lawned garden to front. Driveway providing off-street parking leads to an integral SINGLE GARAGE (19'4 x 9'7) with up-and-over door and internal access door to entrance hall, power and light. A particular feature of the property is the private enclosed lawned garden with pleasant southwesterly aspect.

AGENTS NOTE

The property has the benefit of solar panels which generate electricity for the property and are also income-generating.

Tenure - Freehold

Council Tax Band - E



Total Area: 147.9 m² ... 1592 ft²
 All measurements are approximate and for display purposes only.
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