



**14 Kingsley Park Mews, Harrogate, North Yorkshire, HG1 4RP**

**£325,000**

Offers Over



# 14 Kingsley Park Mews, Harrogate, North Yorkshire, HG1 4RP

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A fantastic opportunity to purchase a spacious four-bedroom semi-detached home offering extended living space, a generous garden, and a versatile garden room, all situated in a desirable and quiet location.

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The home provides flexible and well-planned accommodation, ideal for families or those looking for additional space to work from home.

The ground floor features a sitting room, dining kitchen, and an impressive extension which incorporates a fourth bedroom and shower room, providing a potential annexe or additional reception area. Upstairs, there are three good-sized bedrooms and a modern bathroom.

Outside, the property benefits from a driveway providing parking and an integral store with electric garage door. To the rear is a good-sized, south-facing garden with a paved sitting area and a useful garden room offering further versatile space. Offered for sale with no onward chain.







## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with window to front.

### DINING KITCHEN

With space for dining table and glazed doors leading to the garden. The kitchen comprises a range of fitted units with gas hob, oven and space for appliances.

### BEDROOM 4

A double bedroom with door leading to the garden. A useful ground-floor bedroom or potential for an additional living area.

### SHOWER ROOM

A downstairs shower room with WC, washbasin and walk-in shower.

## FIRST FLOOR

### LANDING

With fitted storage and access to a boarded loft providing useful storage space.

### BEDROOMS

There are three good-sized bedrooms on the first floor.

### BATHROOM

Fitted with a modern white suite comprising WC, washbasin, and bath with shower above.

### OUTSIDE

A driveway provides parking and leads to an integral store with light, power, electric door and plumbing for a washing machine. The rear garden is of a good size and enjoys a south-facing aspect, with a paved sitting and entertaining space.

### STORE / GARDEN ROOM

A versatile space with heating, light and power, ideal for use as a garden room, storage area, gym or home office.

### LOCATION

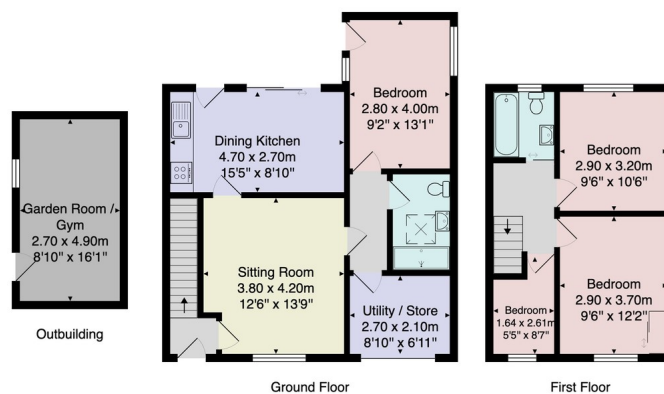
The property is located within a quiet cul-de-sac, well served by excellent local amenities including Starbeck railway station, shops and schools. Harrogate and Knaresborough town centres are both within easy commuting distance.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 105.0 m<sup>2</sup> ... 1130 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	