



VERITY
FREARSON

22 FULWITH DRIVE, HARROGATE, HG2 8HW

OFFERS OVER £1,200,000

22 FULWITH DRIVE,

Harrogate, HG2 8HW

A fantastic opportunity to purchase a high-quality and very spacious three-bedroom detached bungalow, occupying a generous plot extending to over 0.6 acres with superb views over the surrounding countryside, situated in this prime south Harrogate position.

This excellent home offers exceptionally well-planned accommodation which has been maintained to a high standard. The property provides three generous reception rooms together with a high-quality fitted kitchen, a sunroom extension, three double bedrooms each with ensuite facilities, and a guest WC. A particular feature is the generous gardens which enjoy superb open views over the surrounding countryside, creating an idyllic setting. A block-paved driveway provides ample parking and leads to a large double garage and adjoining workshop.

The property is located in a most desirable south Harrogate position, enjoying a peaceful residential setting convenient for excellent local amenities, highly regarded schools, and just a short distance from Harrogate town centre, whilst being on the very edge of beautiful open countryside.



Reception Hall / Office · Sitting Room · Dining Room · Sunroom · Kitchen

3 Bedrooms · 3 En-Suites · Part-Boarded Loft

Ample Off-Road Parking · Integral Double Garage · Workshop · Extensive Lawned Gardens







ACCOMMODATION

RECEPTION HALL / OFFICE

A large reception hall providing a dining area or office space with large roof light.

SITTING ROOM

A spacious reception room with fitted shelving and cabinets and wall-mounted gas fire, with remote control. Glazed doors to the side open onto the garden and further double doors lead to the sunroom.

SUNROOM

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

KITCHEN

With a range of quality fitted wall and base units with granite worktops. Integrated appliances include electric hob, oven, Aga gas range, microwave, fridge, freezer, dishwasher, and gas-fired boiler. Waste disposal unit. Door leads to the integral garage. Further door leads to the garden.

DINING ROOM

A further reception room with windows overlooking the garden, enjoying attractive views beyond, and glazed doors leading to the sun terrace.

BEDROOM 1

A large double bedroom with fitted wardrobes and air conditioning. Windows and glazed doors overlook the garden.

EN-SUITE 1

A white suite comprising WC, washbasin and large shower. Tiled walls and floor. Under-floor heating.

BEDROOM 2

A double bedroom with fitted wardrobes and ensuite.

EN-SUITE 2

A white suite with WC, washbasin, and bath with shower above.

BEDROOM 3

A further double bedroom with fitted wardrobes and en-suite.

EN-SUITE 3

With WC, washbasin and shower. Tiled walls and floor. Under-floor heating.

LOFT

A ladder provides access to a generous part-boarded loft with windows and light.

FLOOR PLAN



Total Area: 225.2 m² ... 2424 ft² (excluding garage, workshop)
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 occupies a particularly generous plot with beautifully presented gardens, extending in total to over 0.6 acres. A block-paved drive provides ample off-road parking to the front of the property and leads to an integral double garage with light, power and electric door. The garage adjoins a workshop providing additional useful storage space. The gardens are a particular feature, enjoying superb views over the surrounding countryside, with extensive lawned areas, well-stocked borders, patios and a sun terrace.

Services

All mains services connected.

Tenure

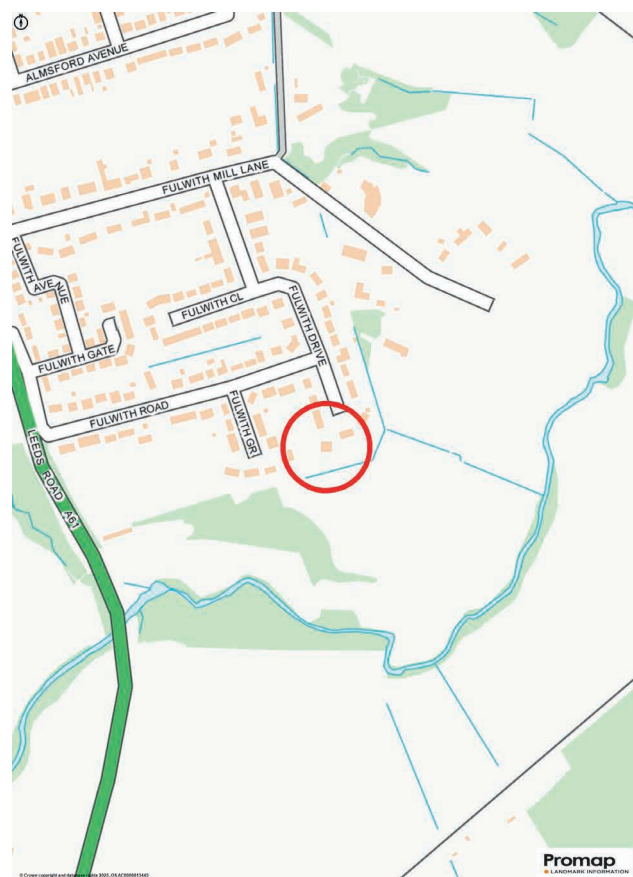
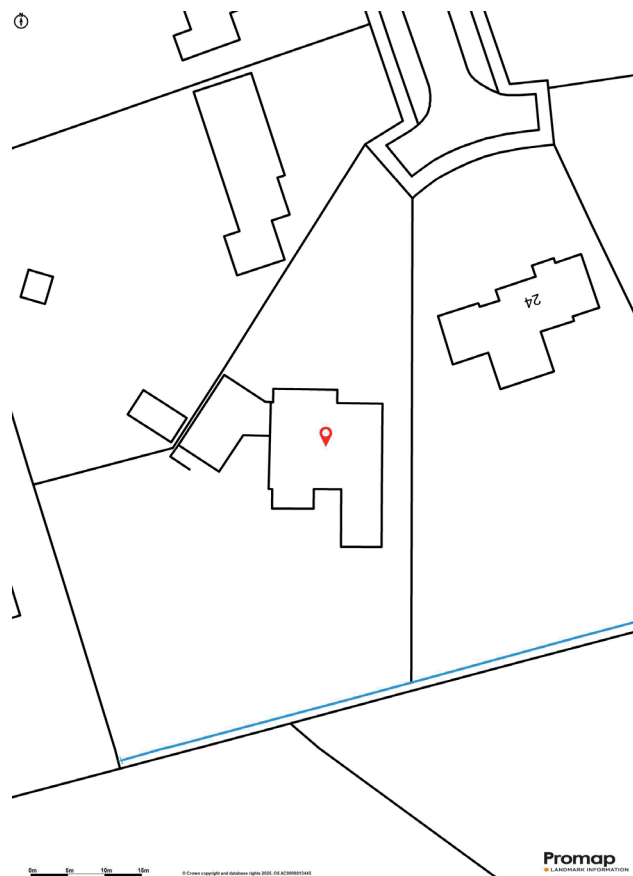
Freehold

Agents Note

The property benefits from solar panel electricity generation panels.

Council Tax Band - G

EPC - D



Harrogate

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