



VERITY
FREARSON

MOLAVENTI, WORMALD GREEN, HARROGATE, HG3 3PT

£675,000

MOLAVENTI,

Wormald Green, Harrogate, HG3 3PT

An impressively presented and deceptively spacious five-bedroom detached family home offering flexible accommodation extending to over 2,000 square feet, with a highly private south-facing garden, large driveway and garage.

Molaventi occupies a peaceful position and provides beautifully maintained and versatile accommodation, ideal for modern family living. The property features generous reception space, a superb kitchen and dining area, five double bedrooms and three stylish bathrooms. A particular feature of the home is the large and very private garden, which enjoys a sunny south-facing aspect and is complemented by a secure gated driveway providing parking for multiple vehicles and a large garage.

The property is conveniently situated within easy reach of both Ripon and Harrogate, being approximately ten minutes from Ripon and fifteen minutes from Harrogate, and enjoys excellent transport links, including the Number 36 bus that runs between Ripon and Harrogate, and access to nearby countryside walks.

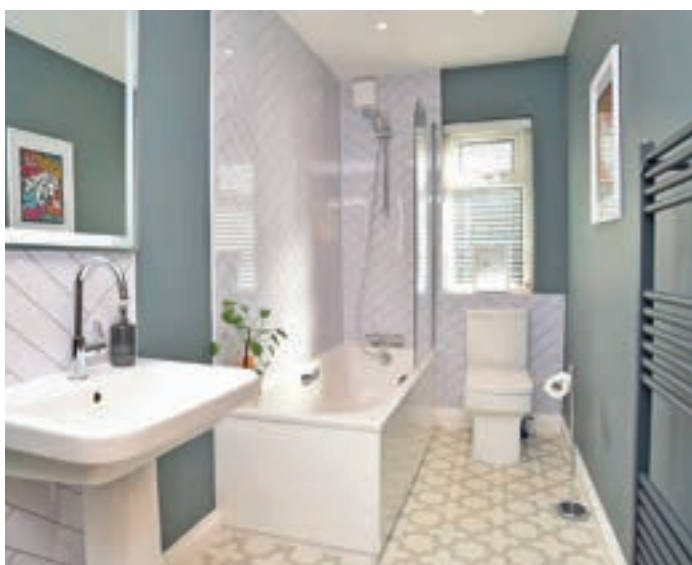


Sitting Room · Conservatory / Boot Room · Kitchen / Dining Room · Utility Room

5 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Large Garage · EV Charging Point · South-Facing Garden And Terrace







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A welcoming central hallway with illuminated oak staircase leading to a galleried landing above.

SITTING ROOM

A spacious reception room with a log-burning stove. Double doors open to the hall.

KITCHEN / DINING ROOM

A superb open-plan space with room for a large dining table and a central peninsula breakfast bar. The Shaker-style kitchen offers excellent storage with a range of fitted units, integrated appliances including induction hob, integrated double oven and microwave, full-height fridge, freezer and dishwasher. French doors lead to the south-facing garden.

CONSERVATORY / BOOT ROOM

Providing access to the garden and connecting through to the utility room.

UTILITY ROOM

With plumbing for washing machine and dryer.

BEDROOMS

Three well-proportioned ground floor bedrooms, each offering flexibility for use as bedrooms, a home office, playroom or additional sitting room.

BATHROOM

A stylish modern suite comprising WC, washbasin and bath with shower above. Illuminated mirror, tiled walls and floor.

FIRST FLOOR

BEDROOM 1

A most impressive double bedroom with luxury ensuite bathroom, dressing area and walk-in wardrobe providing access to eaves storage.

EN-SUITE BATHROOM

A stunning suite featuring a free-standing bathtub, large walk-in shower, WC, washbasin and heated towel rail.

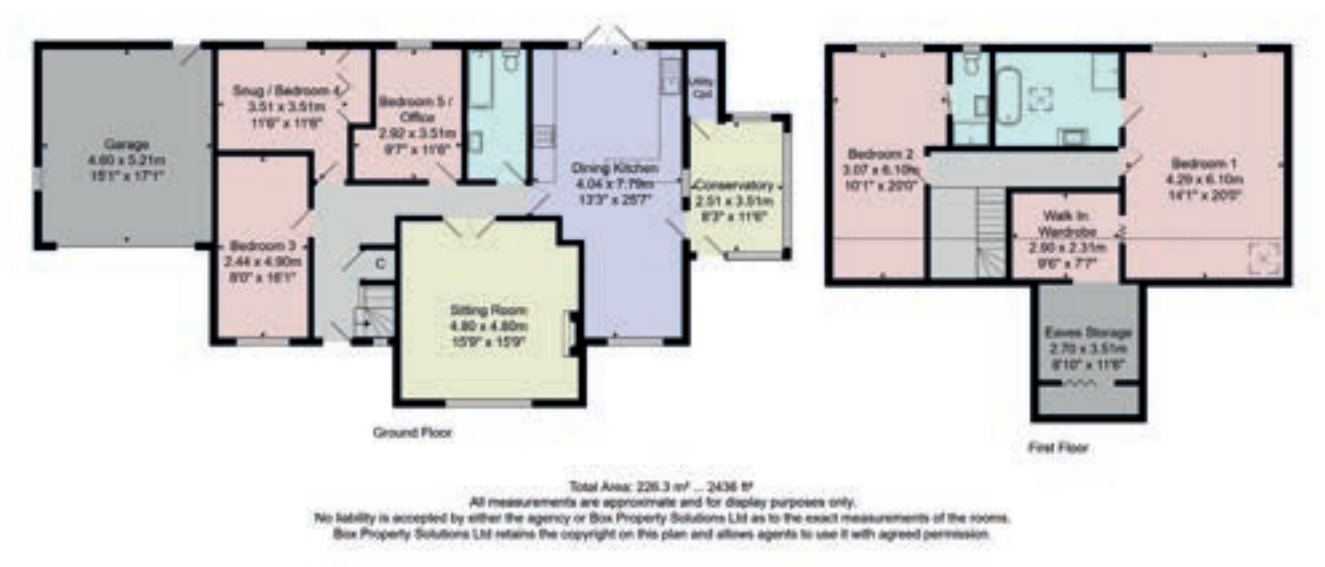
BEDROOM 2

A generous double bedroom with stylish en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower.

FLOOR PLAN



Outside

The property occupies a generous plot with a beautifully maintained and highly private south-facing rear garden, mainly laid to lawn with a composite decked sun terrace leading directly from the kitchen. Double timber gates provide access to the extensive driveway which offers parking for multiple vehicles and leads to a large attached garage with light, power and EV charging point.

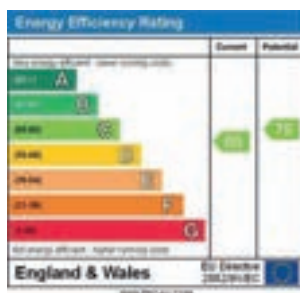
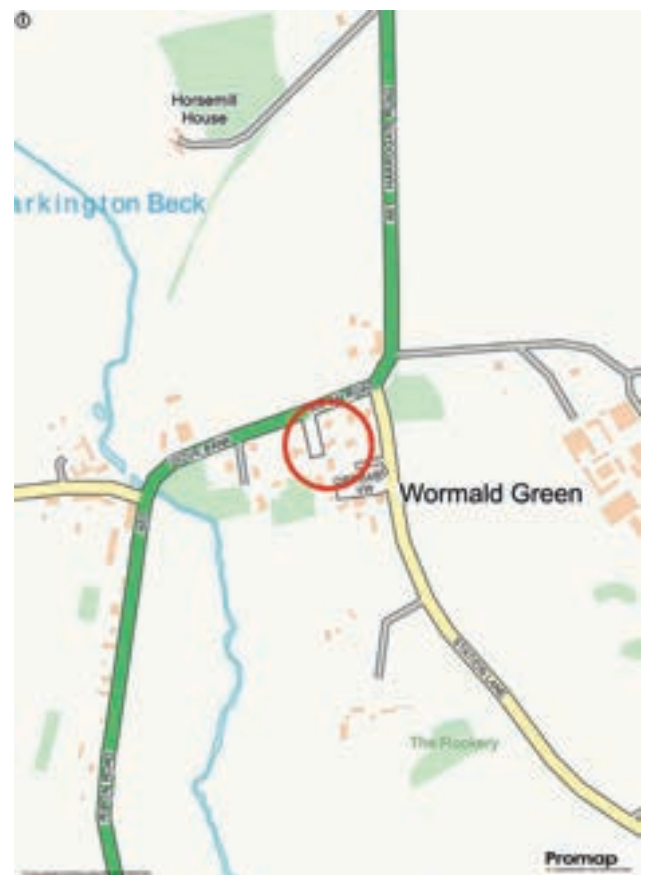
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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