



VERITY
FREARSON

11 YOUNGS DRIVE, HARROGATE, HG3 2GA

£725,000

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Harrogate, HG3 2GA

A beautifully presented and extended five-bedroom detached family home with double garage and larger-than-average garden, situated within a highly sought-after residential development close to Harrogate town centre yet on the edge of open countryside.

This impressive property offers generous and flexible accommodation, ideal for modern family life. The ground floor features a spacious sitting room with bay window and French doors leading to the garden, a stylish open-plan dining kitchen, and a study. There is also a useful utility room and guest cloakroom. In addition, a self-contained ground-floor suite provides excellent versatility, offering potential for dependent relatives, a playroom or additional reception space. Upstairs, a galleried landing leads to four further bedrooms including a principal bedroom with ensuite shower room, and a modern house bathroom. Outside, the property occupies a larger than average plot with private gardens, ample driveway parking and a detached double garage.

Youngs Drive is a quiet and exclusive residential area, located just a short distance from Harrogate town centre, excellent schools and the beautiful Valley Gardens.



Sitting Room · Study · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Detached Double Garage · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A welcoming entrance hall with tiled flooring.

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A spacious reception room with bay window to the front and French doors opening to the rear garden. Fireplace with living-flame gas fire.

STUDY

A useful home office or additional sitting area/playroom with window to the front.

DINING KITCHEN

A stylish open-plan kitchen and dining area with tiled flooring and bay window overlooking the garden. The kitchen comprises a range of contemporary units with induction hob, integrated oven, microwave, dishwasher and fridge / freezer.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Door leading through to the additional accommodation.

ADDITIONAL ACCOMMODATION / ANNEXE

A potential self-contained annexe with two rooms, comprising a double bedroom with ensuite WC and a separate sitting room with bay window overlooking the garden. This flexible space is ideal as a guest suite, playroom, office or second living area.

FIRST FLOOR LANDING

A spacious galleried landing providing access to the first-floor bedrooms.

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and large walk-in shower.

BEDROOM 2

A double bedroom with window to the rear and fitted wardrobes.

BEDROOM 3

A further double bedroom with window to the front and fitted wardrobes.

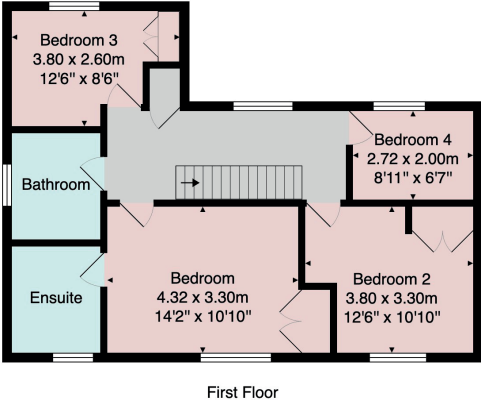
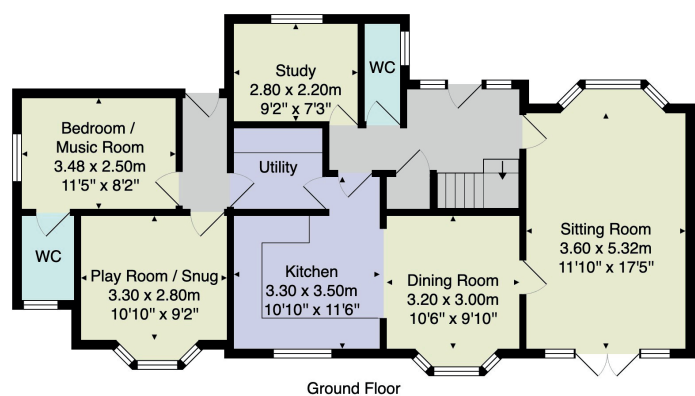
BEDROOM 4

A further bedroom with window to the front.

BATHROOM

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

FLOOR PLAN



Total Area: 156.2 m² ... 1681 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

The property is approached via a driveway providing parking for multiple vehicles and leading to a detached double garage with light and power. The rear garden enjoys a westerly aspect and features a large lawn, flagged patio areas and mature trees providing privacy. The garden extends to the side and rear of the garage, offering an ideal play area for children.

Agent's Note

The property has planning permission granted for a three-metre single-storey extension to the rear. Further details are available on request.

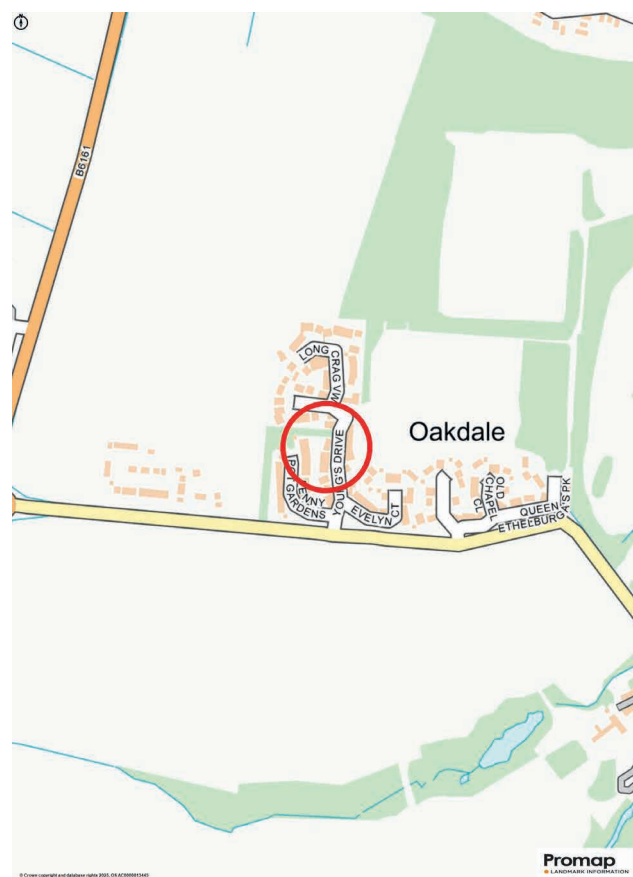
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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