



VERITY  
FREARSON

9 MILL GATE, HARROGATE, HG1 3DD

OFFERS OVER £500,000

## 9 MILL GATE,

*Harrogate, HG1 3DD*

**A deceptively spacious and very well-presented four-bedroom detached home with extended living space and an attractive garden, enjoying a delightful open aspect to the rear over surrounding countryside.**

This superb home offers beautifully presented accommodation with versatile living space, comprising three reception rooms together with a modern fitted kitchen, utility area and downstairs WC. On the upper floors there are four double bedrooms, including the main bedroom with dressing room and en-suite. A driveway provides parking and leads to a single garage, and to the rear there is an attractive garden enjoying a superb open outlook over the surrounding fields.

The property is situated on a quiet cul-de-sac within this desirable area, enjoying the best of both worlds, convenient for excellent local amenities and Harrogate town centre, yet on the edge of beautiful open countryside.



Living Room · Sitting Room · Dining Room · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Lawned Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTIONHALL

#### LIVING ROOM

A reception room with under-stairs cupboard.

#### SITTING ROOM

A spacious reception room with glazed doors leading to the garden and fireplace with living flame gas fire.

#### DINING ROOM

A further reception room with glazed door leading to the garden.

#### KITCHEN

Fitted with a range of modern units with range cooker, integrated dishwasher and integrated double oven.

#### CLOAKROOM

With WC and washbasin. Under-floor heating.

#### UTILITY ROOM

With space and plumbing for a washing machine and tumble dryer.

### FIRST FLOOR BEDROOM 1

A double bedroom with windows to the front, fitted dressing table and TV stand. Dressing room with fitted wardrobes.

#### ENSUITE

A modern white suite comprising WC, basin set within a vanity unit and shower. Tiled walls and floor with underfloor heating and feature lighting.

#### BEDROOM 2

A double bedroom with fitted wardrobes and dressing table.

#### BEDROOM 3

A further good-sized double bedroom.

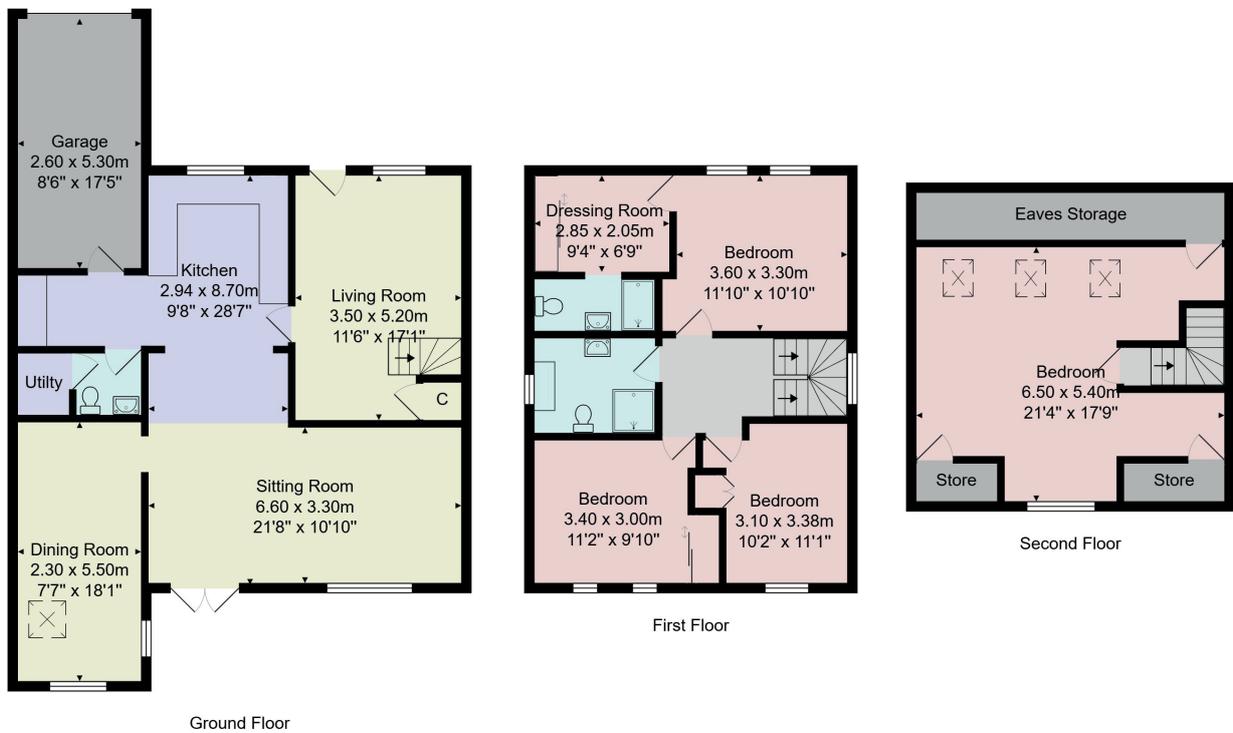
#### BATHROOM

A contemporary white suite comprising WC, Lusso stone washbasin, bath and large walk-in shower. Tiled walls and floor with under-floor heating, Bluetooth mirror and feature lighting.

### SECOND FLOOR BEDROOM 4

A double bedroom with access to eaves storage space.

# FLOOR PLAN



Total Area: 195.1 m<sup>2</sup> ... 2100 ft<sup>2</sup>  
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