



VERITY
FREARSON

18 BRINKLOW WAY, HARROGATE, HG2 9JW

£815,000

18 BRINKLOW WAY,

Harrogate, HG2 9JW

A substantial five-bedroom detached family home offering over 2,100 sq. ft of flexible accommodation, situated in a peaceful cul-de-sac on the highly sought-after south side of Harrogate.

This impressive detached residence, originally built by David Wilson Homes, provides generous and versatile living space ideal for family life. The ground floor features four reception rooms including a spacious sitting room, separate dining room, home office, and family room. There is also a modern breakfast kitchen, utility and guest cloakroom. Upstairs, the principal bedroom includes an en-suite shower room and fitted wardrobes, with four further well-proportioned bedrooms served by a stylish family bathroom.

Outside, the property enjoys a large private driveway, double garage, and a well-maintained lawned garden offering a high degree of privacy with mature planted borders and paved sitting area.

The property occupies a desirable position off Yew Tree Lane, well served by excellent road networks and public transport links, providing easy access to Leeds, Bradford, and the A1(M). There are highly regarded schools nearby and Harrogate town centre is within easy reach, offering an extensive range of shops, restaurants, and leisure facilities.



Sitting Room · Family Room · Study/Home Office · Dining Room · Kitchen/Breakfast Room · Utility · WC

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A welcoming hallway providing access to the principal ground floor rooms.

SITTING ROOM

A spacious reception room with bay window to the front and glazed doors leading to the garden room. Fireplace with gas fire.

FAMILY ROOM

A further reception room with fitted cupboards. Bay window to front.

STUDY / HOME OFFICE

A useful workspace with bay window to the rear.

DINING ROOM

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

KITCHEN / BREAKFAST ROOM

A generous kitchen fitted with a range of modern wall and base units with integrated appliances and breakfast area. Door to garden and access to utility room.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. External door to side.

CLOAKROOM

Fitted with WC and basin.

FIRST FLOOR

BEDROOMS

There are 5 good sized bedrooms including the large principal bedroom with a bank of fitted wardrobes and en-suite shower room.

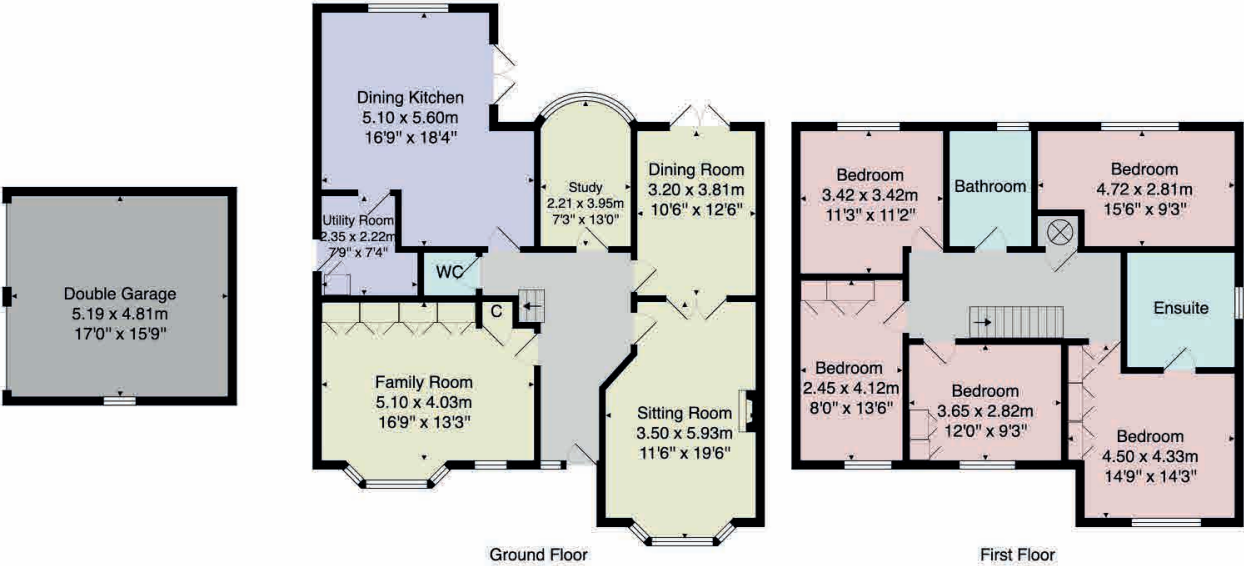
EN-SUITE SHOWER ROOM

A modern white suite comprising WC, basin and shower.

HOUSE BATHROOM

A modern white suite comprising bath, separate shower, WC and basin.

FLOOR PLAN



Total Area: 188.9 m² ... 2033 ft² (excluding double garage)
All measurements are approximate and for display purposes only.
No liability is accept by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A large private driveway provides off-street parking and leads to a double garage with light and power. To the rear, the garden is mainly laid to lawn with a paved entertaining area and planted borders.

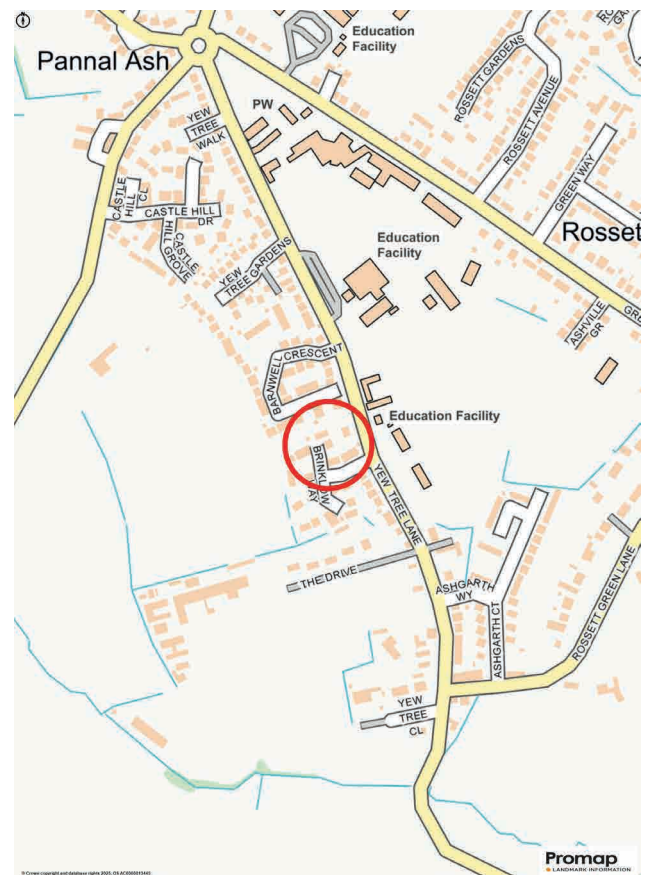
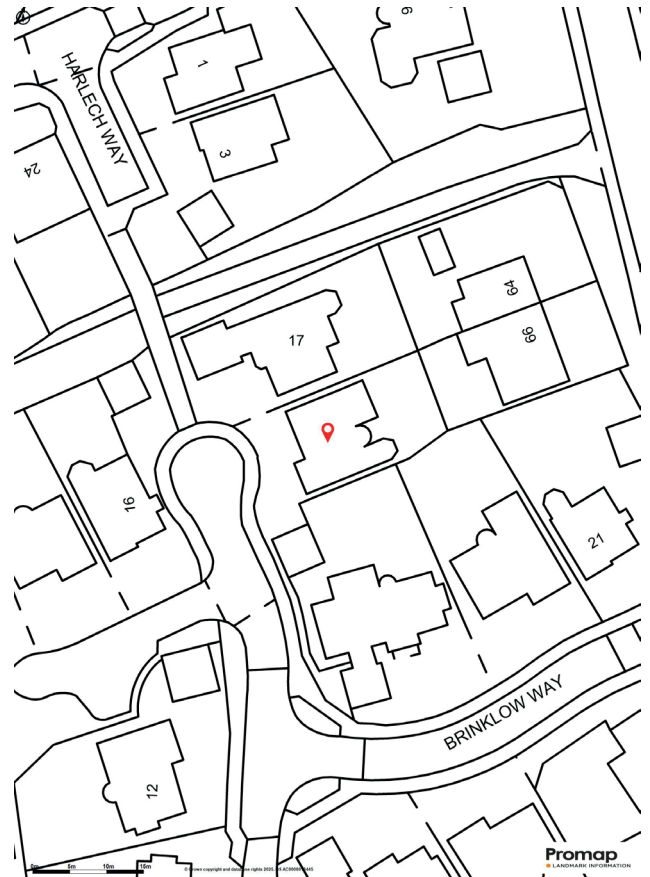
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		81
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk