



VERITY
FREARSON

25 QUEENS GATE, HARROGATE, HG1 5RQ

GUIDE PRICE £700,000

25 QUEENS GATE,

Harrogate, HG1 5RQ

An immaculately presented 3 /4 bedroom modern town house with light and airy accommodation arranged over three floors within an exclusive and award winning development in the heart of town centre, enjoying a very attractive position on the edge of the famous Harrogate Stray.

Recently refurbished with well appointed kitchen and bathroom fittings. An internal viewing is essential to appreciate the stylish accommodation.

Queens Gate is a highly desirable development close to the heart of Harrogate town centre and just a short walk from the famous Harrogate Stray and the railway and bus stations, with connections to Leeds and York with onward connections to Edinburgh and London. The A1(M) is approximately eight miles to the east and Leeds / Bradford International Airport is 13 miles to the southwest. Offered for sale with no onward chain.



Dining Kitchen · Sitting Room · Reception Room/Bedroom 4 · Shower Room

3/4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · Garden







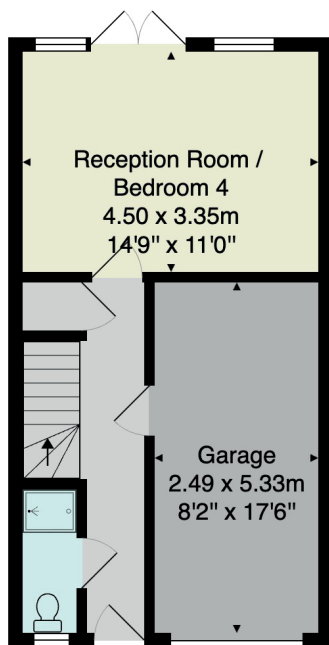
ACCOMMODATION

Fronted by a block paved parking space the property comprises, in brief; reception hall with ground floor shower room and internal access to integral garage and utility area. The hallway leads to a reception room which could be used as an office/bedroom with heated tiled floor and double doors onto enclosed patio garden.

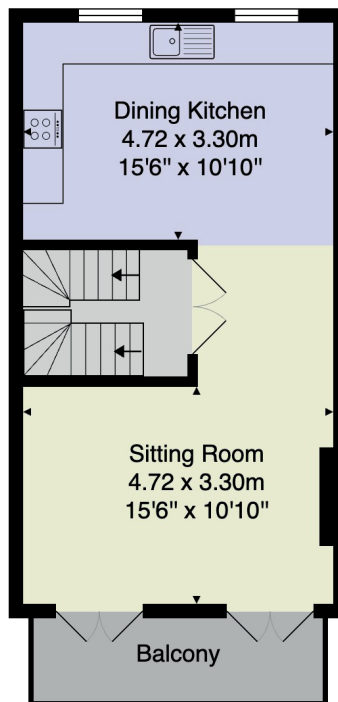
Stairs to first floor landing with two double doors opening onto a light and airy open plan living area with south facing balcony overlooking communal gardens. Feature pale wooden floors, marble hearth and log burner.

Stunning dining kitchen area with granite effect worktops and a range of integrated appliances. Stairs to second floor landing and stylish main bathroom with 3 piece white suite, master bedroom with fitted wardrobes and en-suite shower room, second bedroom with fitted wardrobes, and a further bedroom.

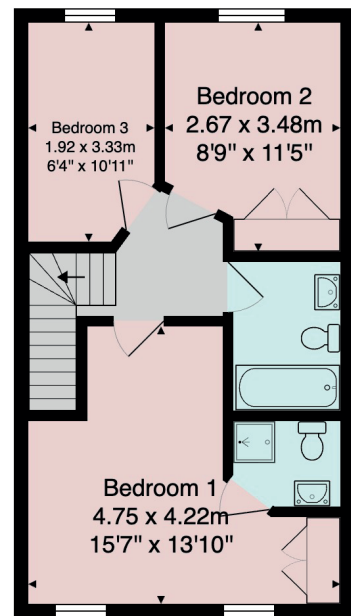
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Total Area: 108.9 m² ... 1173 ft² (excluding garage, balcony)

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

Outside to the front, electric garage doors lead to single garage and utility area. To the rear a stunning enclosed York stone patio/ garden with year round colour, perfect for outdoor entertaining.

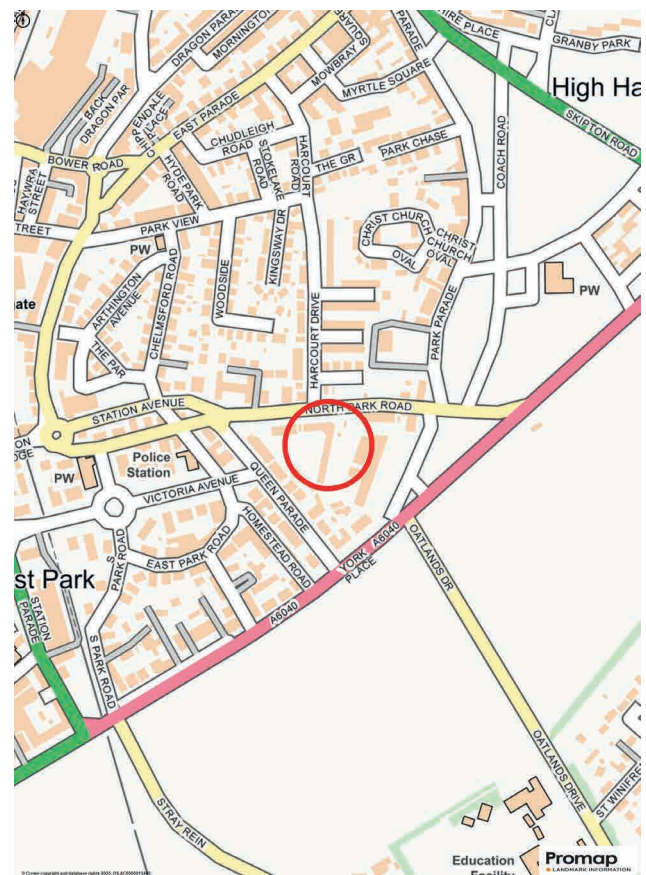
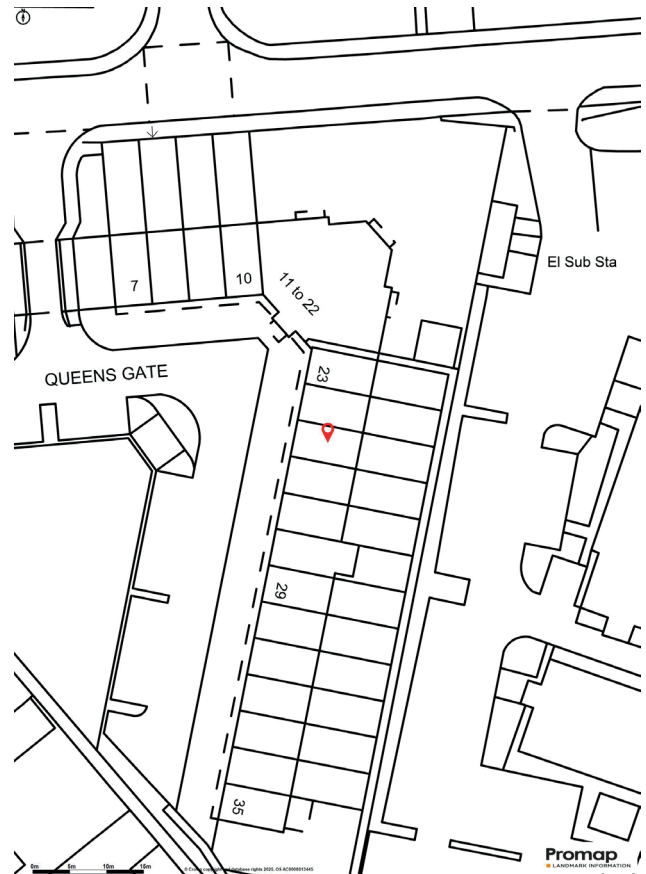
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			85
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)		74	
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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