



VERITY
FREARSON

9 HEATHER WAY, HARROGATE, HG3 2SH

£475,000

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Harrogate, HG3 2SH

A spacious and extended four / five-bedroom detached home offers flexible family accommodation, enclosed gardens, and generous off-street parking, set within a quiet and desirable residential location close to open countryside.

Heather Way is a quiet and well-regarded residential cul-de-sac, ideally positioned on the outskirts of Harrogate, The property is well placed for access to open countryside, making it ideal for walking, cycling, and outdoor pursuits, while also being within reach of reputable local schools and amenities. Road links are readily available, providing convenient connections to the wider region, making this an excellent location for families and commuters alike.



Kitchen · Dining Room · Sitting Room · Lounge · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · EV Charging Point · Garden







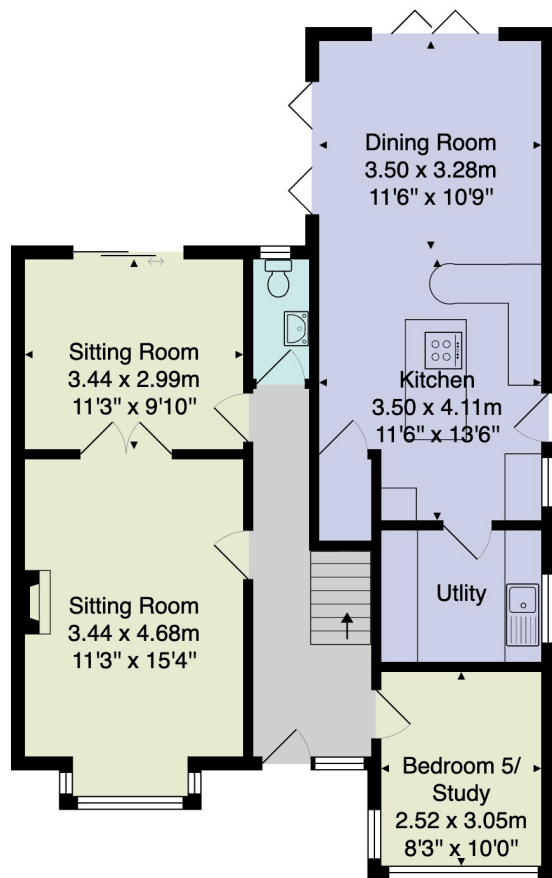
ACCOMMODATION

The property is well presented throughout and offers excellent versatility for modern family living. The ground floor begins with an entrance hall and includes a comfortable lounge with double doors opening through to a separate dining room, allowing the space to be opened up for entertaining or used more traditionally when required. There is also a useful ground floor office, which could alternatively be used as a fifth bedroom.

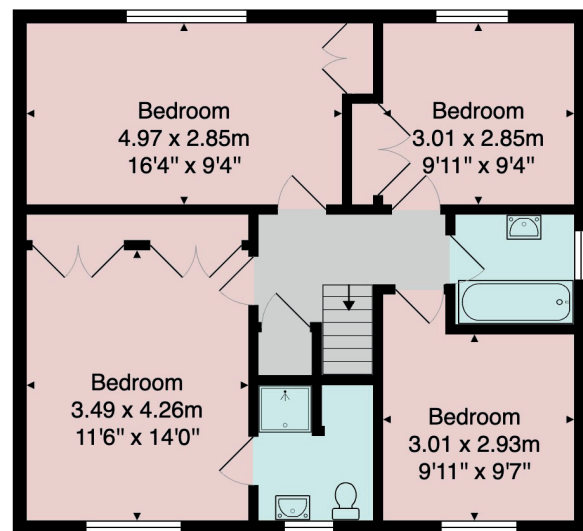
To the rear of the house is an impressive open-plan dining kitchen, designed as the main hub of the home. The contemporary kitchen is fitted with a range of modern units, quality integrated appliances, and a substantial central island providing additional workspace and informal seating. This bright and spacious area benefits from two sets of bi-folding doors, opening directly onto the rear garden and creating a strong connection between indoor and outdoor living. A separate utility room adds further practicality.

The first floor provides four well-proportioned bedrooms, three of which feature built-in wardrobes. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, complete with a fitted vanity unit, panelled bath with shower and screen, contemporary tiling, and a heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 148.8 m² ... 1602 ft²

All measurements are approximate and for display purposes only.

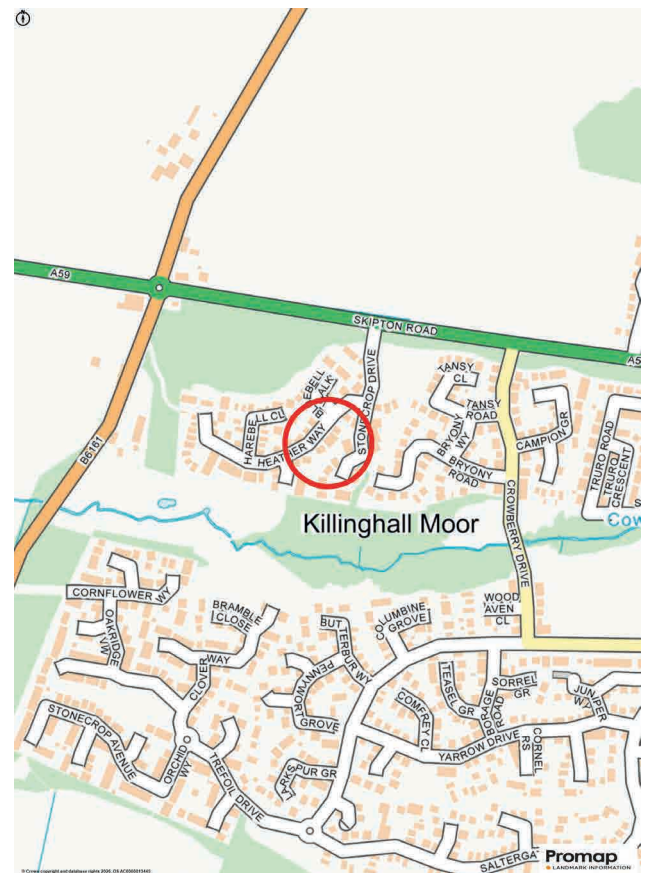
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Externally, the property offers ample off-road parking to the front. The fully enclosed rear garden enjoys a good degree of privacy and is mainly laid to lawn, complemented by a paved patio seating area ideal for outdoor dining and entertaining, with steps leading to a raised lawn and established planting.

The loft is boarded
Storage that extends along the length of the property
EV charger

All mains services connected.

Freehold



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 71 | 84 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

England & Wales

EU Directive 2002/91/EC

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