



VERITY
FREARSON

52 REDFEARN MEWS, HARROGATE, HG2 7QN

GUIDE PRICE £650,000

52 REDFEARN MEWS,

Harrogate, HG2 9QN

A beautifully presented four-bedroom detached family home with an attractive private garden, forming part of his popular new development within a highly popular and desirable location on the south side of Harrogate, in the catchment area for Harrogate Grammar School.

The accommodation comprises a stunning open-plan kitchen and living area which has glazed doors leading to the garden and a separate sitting room, utility room and downstairs WC. Upstairs there are four bedrooms including the main bedroom which has a dressing area with fitted wardrobes and an en-suite shower room. There is also a modern house bathroom and access to the boarded loft which provides a useful storage space. There is a driveway which provides parking for two vehicles, and the attractive garden has a sunny aspect with a lawn and paved sitting area.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Family Bathroom

Off-Road Parking · Large Garage · Attractive Landscaped Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With under-stairs cupboard.

SITTING ROOM

A spacious reception room with bay window to front with fitted shutters and further window to side.

LIVING KITCHEN

Stunning open-plan living area with sitting and dining space, glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units with gas hob, microwave and oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units and space and plumbing for washing machine and tumble dryer. Exterior door leads to the rear garden.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms on the first floor, including the main bedroom which has a dressing area with fitted wardrobes and en-suite shower room.

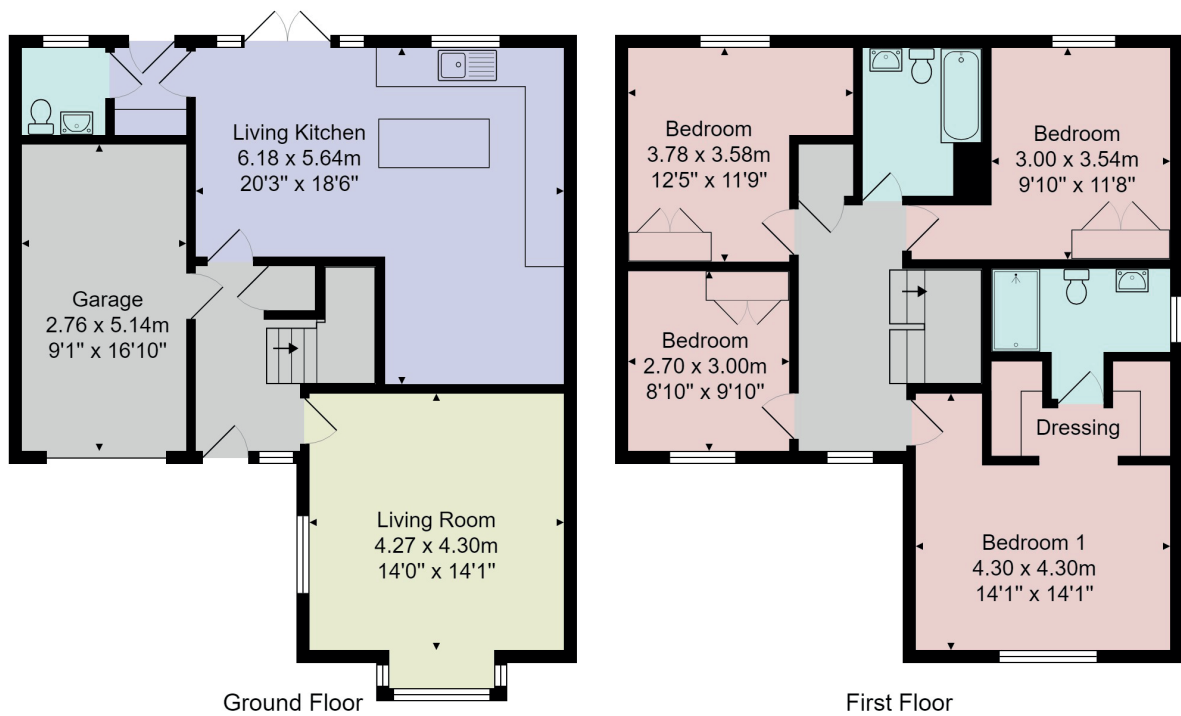
EN-SUITE SHOWER ROOM

Modern white suite comprising WC, basin and shower. Tiled walls and floor. Heated mirror and heated towel rail.

BATHROOM

A white modern suite comprising WC, washbasin and bath with shower above. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 152.7 m² ... 1643 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

A driveway provides parking for two cars and leads to a large garage with electric vehicle charging point. The garage house the central heating boiler. To the rear there is an attractive landscaped garden with large patio entertaining space. Outdoor power points.

Location

Redfearn Mews is a popular modern development, just off St George's Road, on the south side of Harrogate, close to excellent amenities, including sought-after primary and secondary schools and just a short distance from the Stray and Harrogate town centre. There is also a children's play park as well as a nature reserve within a two-minute walk of the property.

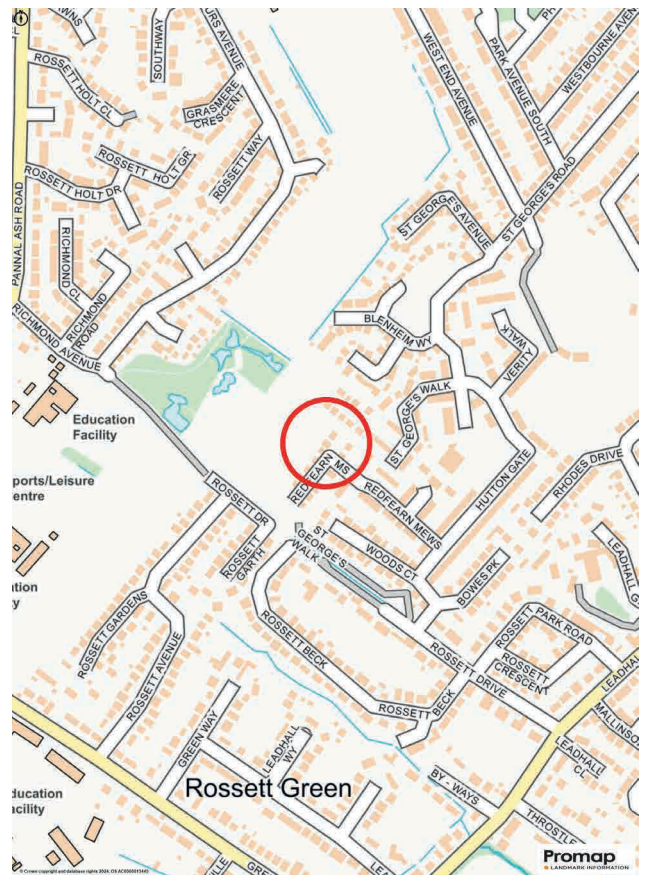
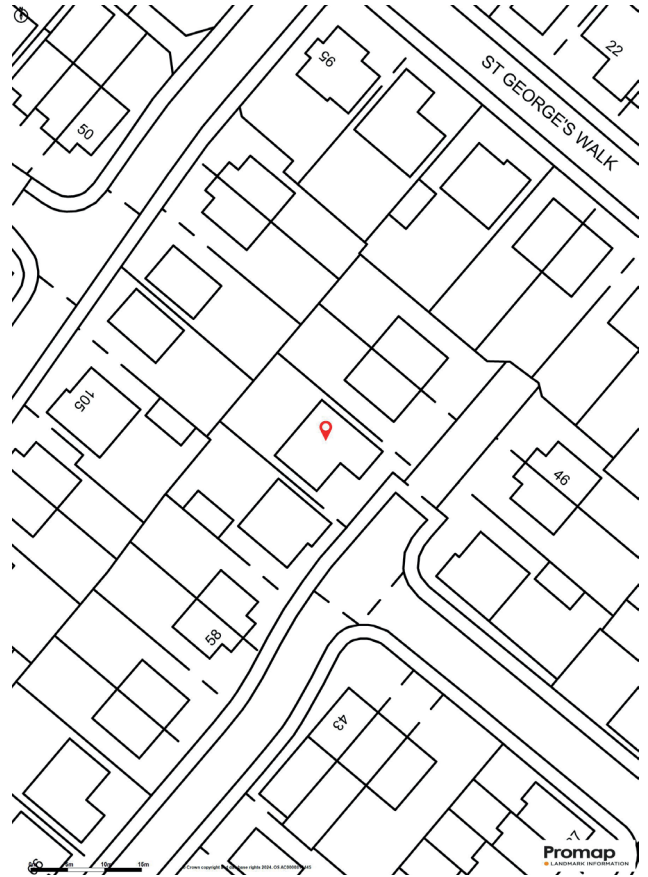
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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