



14 Greenside Close, Harrogate, North Yorkshire, HG1 4WG

**£300,000**

Guide Price

# 14 Greenside Close, Harrogate, North Yorkshire, HG1 4WG

This spacious and beautifully presented three-bedroom semi-detached home is perfectly positioned on this popular modern development just off Bogs Lane, close to green space and offering easy access to both Harrogate and Knaresborough.

Built by Barratt Homes in 2021, the property has been finished to a high standard and is offered with the remainder of its 10-year NHBC guarantee. The accommodation is well-planned for modern family living and features a generous sitting room, a stylish dining kitchen with patio doors leading to the garden, and a downstairs cloakroom. Upstairs, there are three good-sized bedrooms, including a main bedroom with en-suite shower room, and a contemporary house bathroom.

Externally, the property has a private driveway with an electric vehicle charging point, while the rear garden is beautifully landscaped with lawn, patio, and planted borders. The property enjoys a quiet position overlooking a pleasant green area, making it a perfect choice for families or those seeking a peaceful yet convenient location.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with windows on two sides, creating a bright and airy living space.

### DINING KITCHEN

With space for a dining table and glazed doors leading to the garden. The kitchen comprises a range of modern units with gas hob, integrated oven, fridge/freezer, dishwasher and washing machine. Useful under-stairs storage cupboard.

### CLOAKROOM

Fitted with WC and washbasin.

### FIRST FLOOR

#### BEDROOMS

There are three good-sized bedrooms, including the main bedroom which features an en-suite shower room.

### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower.

### BATHROOM

Fitted with a modern white suite comprising WC, washbasin and bath with shower above.

### OUTSIDE

A private driveway provides parking and includes an electric vehicle charging point. To the rear, there is an attractive enclosed garden with lawn, planted borders and a patio area, perfect for outdoor dining. Plastic keter garden shed included.

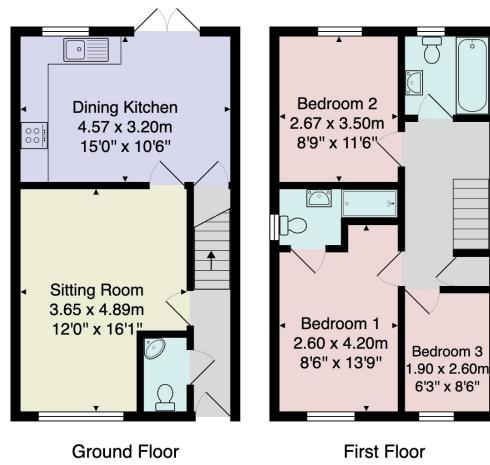
### AGENT'S NOTE

An annual estate charge is payable, currently approximately £129.

**Tenure** - Freehold

**Council Tax Band** - D





Ground Floor

First Floor

Total Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup>

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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## Verity Frearson

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         | 96                      |
| (92+) A                                     |         |                         |
| (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 |
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