



Meadow Place, Harrogate Asking Price £390,000

**** NO ONWARD CHAIN ****

A well presented and spacious detached house set within this exclusive development and featuring a stunning open plan breakfast kitchen, single garage and lawned rear garden.



Accommodation

An ideal opportunity for both young and mature families to acquire this immaculately presented and well maintained detached house offering quick and easy access to both Knaresborough and Harrogate.

The property still retains part of its 10 year new home warranty and sits with generous gardens creating the ideal family environment.

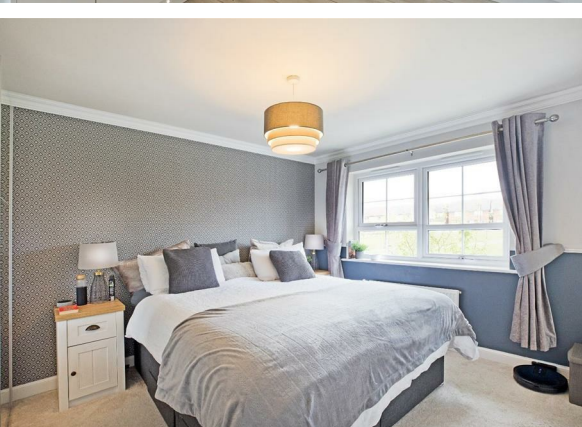
Internally the property is entered by a composite front entrance door into a reception hall with staircase leading to the front floor accommodation.

The principal reception room is a spacious lounge located at the front of the house having a built-in understairs storage cupboard, television aerial point, laminated flooring and radiator.



The feature room of the property is the modern breakfast kitchen located at the rear having a stylish range of high gloss base units to three sides with fitted worktops and a stainless steel sink unit. There is an additional range of matching high level storage cupboards in addition to a built-in electric oven with separate four point gas hob and a brushed stainless steel extractor canopy. The kitchen includes an integrated dishwasher and a fridge and freezer unit. French doors lead out onto the rear gardens beyond and the kitchen provides ample space for a breakfast table.

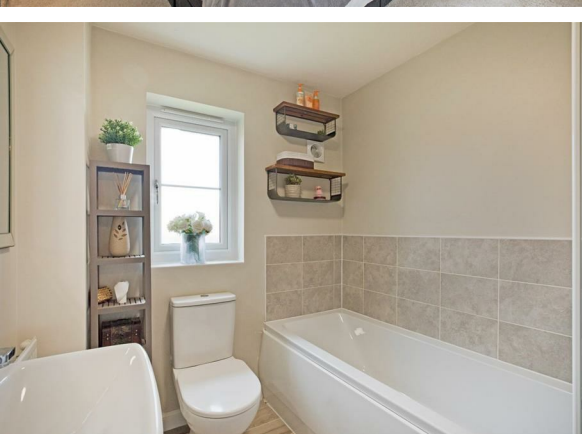
Situated off the kitchen is a separate utility room which has an additional fitted worktop with matching high and low level storage cupboards with a recess providing plumbing for a washing machine. The utility room also houses the gas fired central heating boiler.



The ground floor accommodation is completed by a cloakroom with a contemporary WC and corner wash hand basin with tiled splashbacks.

The master bedroom is located at the front of the property and has an ensuite shower room which includes a low flush WC, wash hand basin set in a vanity surround and walk-in shower cubicle. There are three further good sized bedrooms and all four bedrooms have radiators and double glazed casement windows.

The property's landing includes a built-in linen cupboard and finally there is a modern house bathroom which has a low flush WC, pedestal wash basin and inset panelled bath with shower and foldable shower screen.



As expected, the property benefits from gas fired central heating throughout.

To The Outside

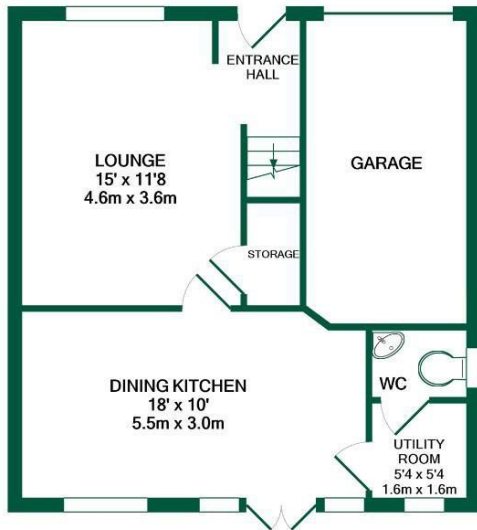
The property is positioned off Meadow Place being accessed onto a blocked paved front driveway which provides off-street parking for numerous vehicles and in turn gives access to the integral garage. The garage has an up and over garage door and is equipped with electric light, power and a car charging point.

One of the outstanding features of the property is the generous and private rear garden which is extensively laid to lawn with a raised and decked patio ideal for outside entertaining.

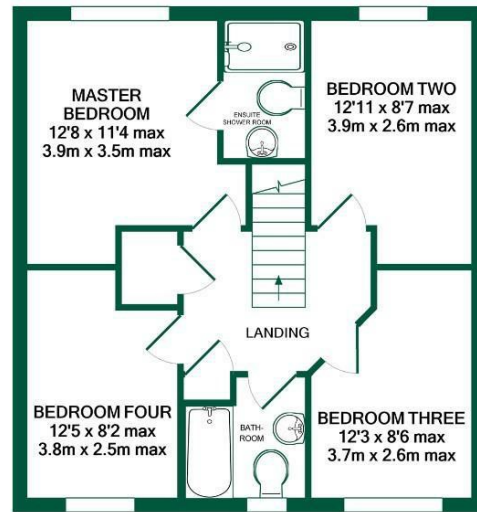
The rear garden is fully enclosed all sides by fenced boundaries and an outside water tap is located off the rear elevation.

The property is being offered for sale with no onward chain.





GROUND FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

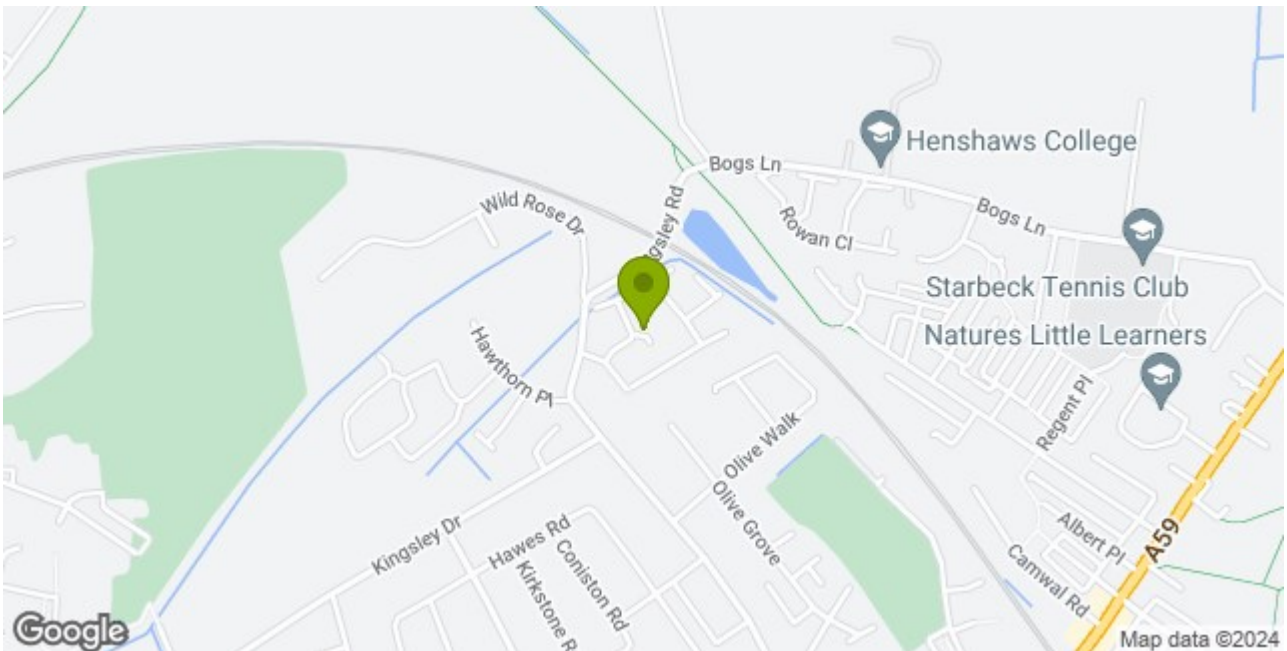


FIRST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1165 SQ.FT. (108.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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