





14 Sweet Briar, Harrogate

£375,000 Offers Over

VERITY FREARSON

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A particularly spacious three-bedroom detached family home occupying an excellent end-of-cul-de-sac position adjoining attractive green space and benefiting from a very generous rear garden, driveway parking and a single garage. The property offers well-proportioned, split level accommodation with excellent further potential, including scope to extend, subject to the necessary planning permissions. Its quiet position, outlook and substantial garden are particular features, whilst local amenities and schools are close at hand and Harrogate town centre is just a short distance away.

OUTSIDE

A driveway provides off-road parking and leads to a single garage. A particular feature of the property is the substantial rear garden, which is considerably larger than average and provides an excellent outdoor space for family use, entertaining and gardening. The garden is predominantly laid to lawn with established planted borders, an apple tree, two oak trees and a paved sitting area. The position adjoining green space further enhances the sense of openness and provides an attractive outlook.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

The sitting room is a particularly generous reception space with a bay window to the front, a further window to the side and an attractive fireplace with fitted gas fire. There is a separate dining room providing an additional reception space, with glazed doors opening directly onto the rear garden. The kitchen is fitted with a range of wall and base units together with a gas hob, integrated oven and microwave, integrated fridge and freezer and space and plumbing for additional appliances. The kitchen leads through to a sunroom, which provides a pleasant additional sitting area with windows and glazed doors overlooking and opening onto the garden. There is also a useful downstairs cloakroom fitted with a WC.



FIRST FLOOR

There are three very good-sized bedrooms on the first floor. The principal bedroom benefits from an en-suite shower room fitted with a WC, washbasin and shower. The remaining bedrooms are served by the house bathroom, fitted with a WC, washbasin, and bath with shower above. There is also a useful airing cupboard.





Ground Floor

First Floor

Total Area: 126.4 m² ... 1361 ft²
All measurements are approximate and for display purposes only.
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