



14 Meadow Place, Harrogate

£475,000 Guide Price

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A well-presented four-bedroom detached home, occupying an attractive corner plot with a driveway, a large garden studio/office and an enclosed rear garden. The property forms part of a sought-after modern development between Harrogate and Knaresborough, close to local amenities, well-regarded schools and transport links.

Outside, the corner plot includes a double car park space and an enclosed rear garden with a lawn, paved patio and a decked seating area. The former double garage has been converted into one garage with storage above the converted studio which is all board out.

Meadow Place forms part of a popular modern development between Harrogate and Knaresborough, with convenient access to local amenities, supermarkets, recreational facilities and well-regarded schools. Both town centres offer a good choice of shops, cafés and restaurants, as well as rail services. The property is also well placed for road links to Leeds, York and the A1(M).

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

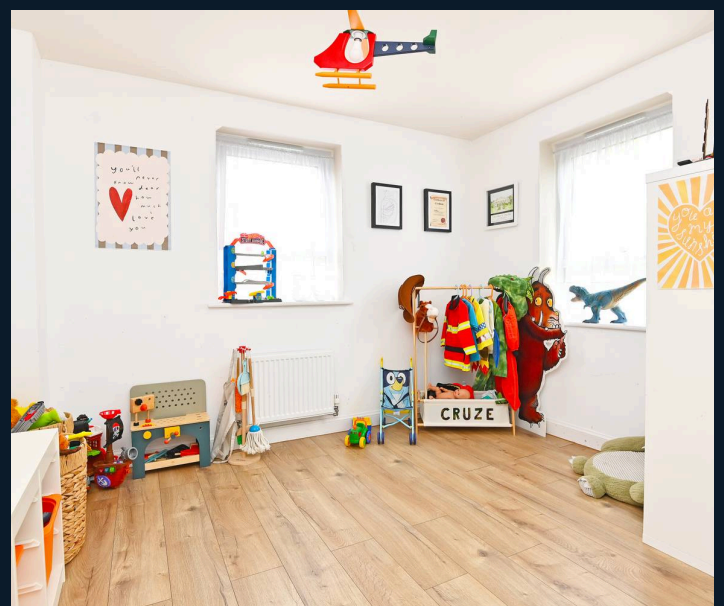
EPC Environmental Impact Rating: B



The entrance hall has stairs to the first floor, Amtico flooring, a useful understairs cupboard and a ground-floor WC. To the front of the property, the sitting room has patio doors opening onto a paved seating area.

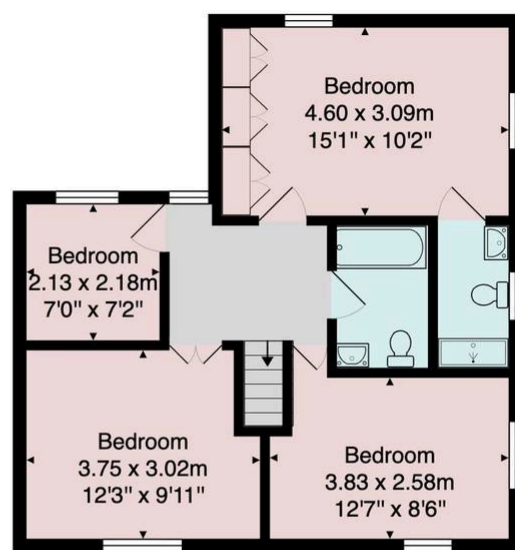
The open-plan dining kitchen is fitted with shaker-style wall and base units, quality granite worktops and integrated appliances, including an electric oven, gas hob with extractor canopy, built in dishwasher, washing machine, tumble dryer and freestanding American fridge freezer. There is ample space for a dining table, and patio doors provide access to a paved seating area in the rear garden. A further reception room offers flexible space for use as a home office, dining room or playroom.

The first-floor landing leads to four bedrooms, three of which are generous doubles. The master bedroom has free standing wardrobes and an en-suite shower room. The remaining bedrooms are served by a separate house bathroom, fitted with a panelled bath and shower over, wash hand basin and WC.





Ground Floor



First Floor

Total Area: 120.2 m² ... 1294 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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