



VERITY  
FREARSON

9 MAPLE CLOSE, HARROGATE, HG2 7TG

OFFERS OVER £500,000

## 9 MAPLE CLOSE,

*Harrogate, HG2 7TG*

**A fantastic opportunity to purchase this impressive four-bedroom semi-detached family home, superbly positioned overlooking Harrogate Golf Club and enjoying attractive open views to the rear. The property offers generous and well-planned accommodation throughout.**

Maple Close is ideally located between Harrogate and Knaresborough, offering convenient access to local amenities, transport links and highly regarded schools.



Kitchen/Diner · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Garage · Garden · Garden Room







## ACCOMMODATION

The ground floor comprises an entrance porch leading into a spacious reception hall, a convenient cloakroom/WC and a sitting room.

To the rear of the property is a stunning open-plan living, dining and kitchen area forming the heart of the home. Flooded with natural light from multiple skylights and large picture windows, this impressive space offers a bright and airy atmosphere ideal for modern family living and entertaining.

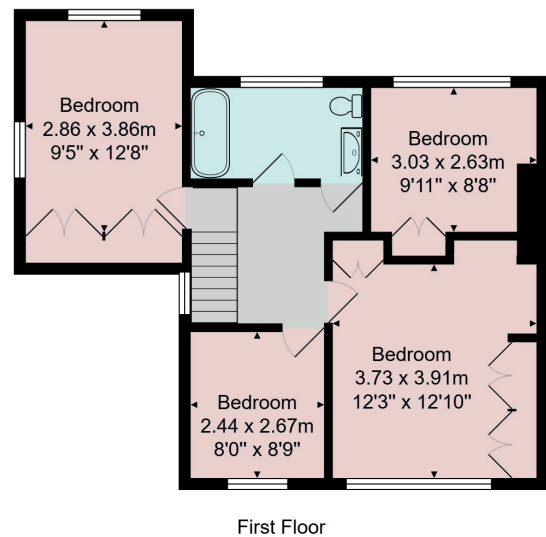
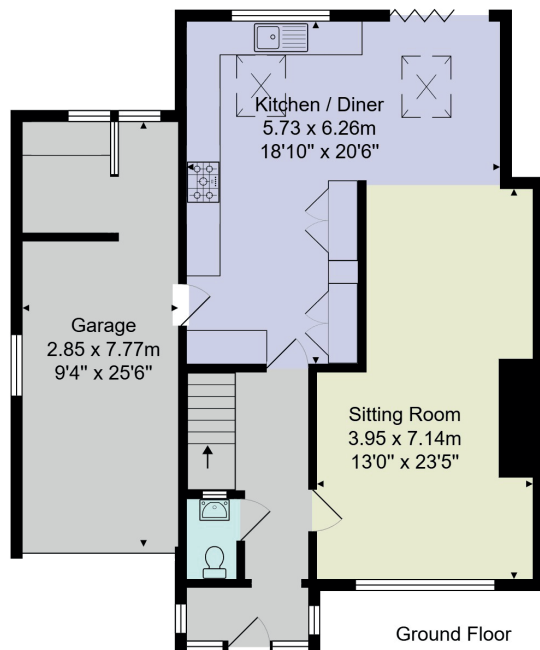
The contemporary kitchen is fitted with an extensive range of sleek wall and base units, integrated appliances and generous quartz-style work surfaces. A large range-style cooker with extractor hood provides a focal point, while the central run of cabinetry offers excellent storage and preparation space. The wide worktop beneath the picture window enjoys attractive views across the garden and adjoining golf course.

The dining area comfortably accommodates a family-sized table and benefits from bi-fold doors opening directly onto the garden, creating a seamless indoor-outdoor lifestyle. Oak-effect flooring runs throughout the space.

An integral garage with power and lighting incorporates a separate utility area with sink and plumbing for a washing machine.

To the first floor are four well-proportioned bedrooms and a stylish modern house bathroom. The bathroom is finished to a high standard and features contemporary tiling, a sleek vanity unit with integrated storage, WC and a bath with shower over, complemented by recessed lighting and chrome fittings. The principal bedroom benefits from an extensive range of fitted wardrobes, while bedrooms two and three enjoy delightful outlooks over the adjoining golf course. A boarded loft is accessible via a pull-down ladder.

# FLOOR PLAN



Total Area: 147.0 m<sup>2</sup> ... 1582 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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## Outside

Externally, a block-paved driveway provides off-street parking and leads to the integral garage. The property benefits from attractive and well-maintained gardens to the side and rear, enjoying a superb open outlook across the adjoining Harrogate Golf Club. A paved patio seating area offers an ideal space for outdoor dining and entertaining while taking full advantage of the peaceful surroundings.

The lawned garden is bordered by established hedging and mature trees, providing a good degree of privacy while retaining the open green aspect beyond. A side pathway provides convenient access around the property.

A particular feature of the garden is the substantial timber-built garden room, currently utilised as a home gym and benefiting from power and lighting. This versatile space offers excellent potential for use as a home office, studio, hobby room or garden retreat, making it ideal for modern home working and lifestyle needs.

Additional paved areas and well-defined boundaries create a practical yet attractive outdoor environment that complements the property's unique position.

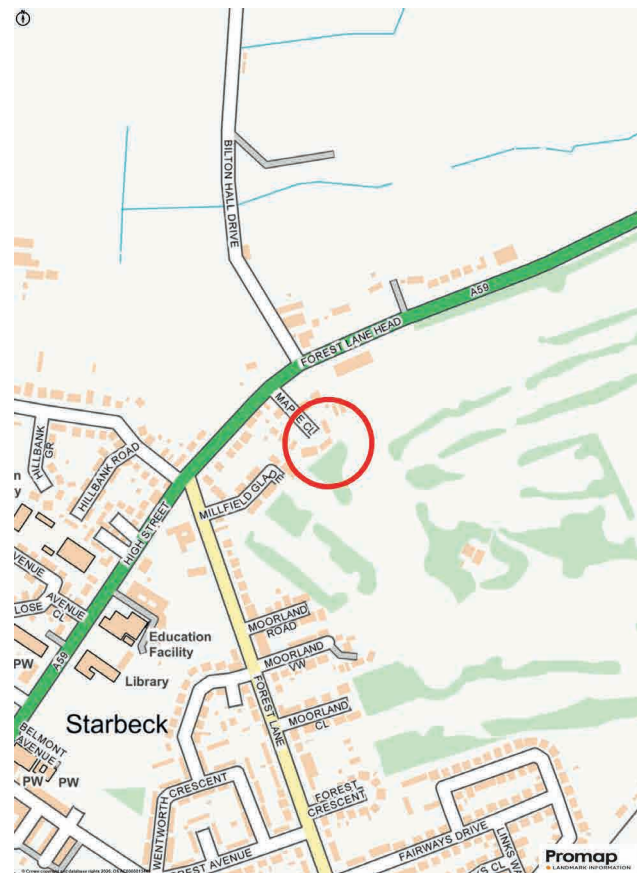
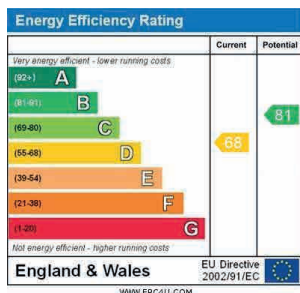
## Services

All mains services connected.

## Tenure

Freehold

**Council Tax Band - E**



Harrogate

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