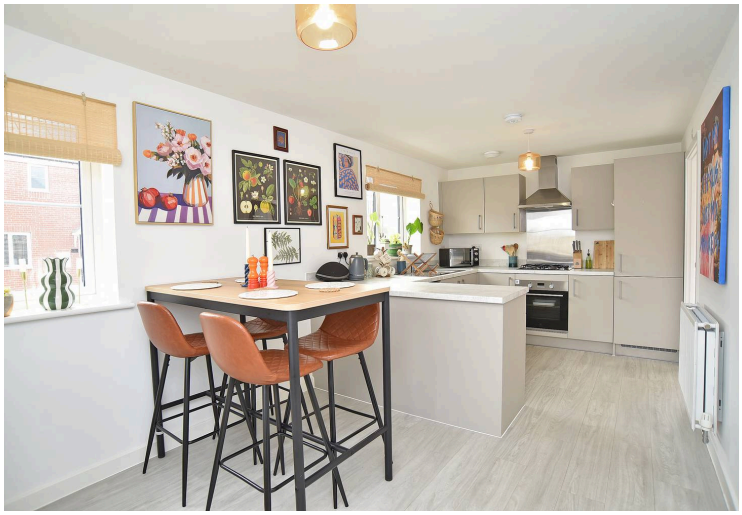

14 Calver Place, Harrogate

£360,000 Offers Over

VERITY FREARSON

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A beautifully presented three bedroom detached family home, forming part of the exclusive King Edwin Park development just off Pennypot Lane on the edge of Harrogate. Built to a high specification, the property offers stylish and contemporary accommodation together with an attractive walled garden, driveway and single garage. Occupying a delightful position surrounded by open countryside, the property combines peaceful surroundings with excellent accessibility, being just a short drive from Harrogate town centre and its extensive range of shops, restaurants, schools and transport links.

A particular feature of the property is the stunning open-plan dining kitchen, creating an excellent space for modern family living and entertaining.

OUTSIDE

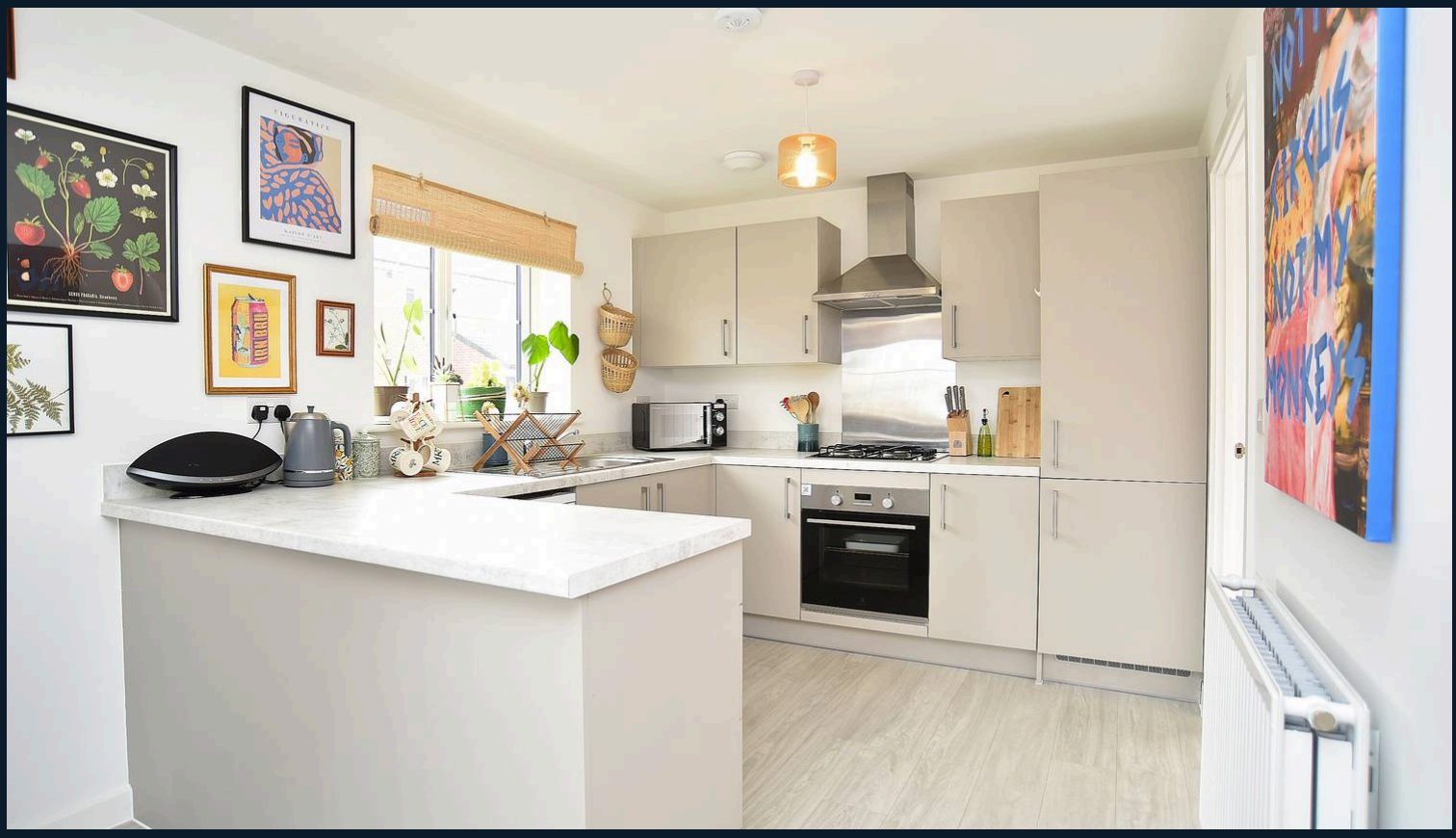
To the rear of the property is an attractive enclosed walled garden comprising lawned areas and a paved patio, providing an excellent outdoor sitting and entertaining space.

A driveway provides off-road parking and leads to a single garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



GROUND FLOOR

A welcoming reception hall provides access to the principal accommodation.

The sitting room is a spacious reception room with glazed doors opening directly onto the rear garden.

The impressive dining kitchen provides ample space for family dining and is fitted with a stylish range of contemporary wall and base units. Integrated appliances include a gas hob, oven, fridge freezer and dishwasher.

Adjoining the kitchen is a useful utility room with fitted units and space for a washing machine.

There is also a downstairs cloakroom fitted with a WC and washbasin.

FIRST FLOOR

The principal bedroom is a generous double room featuring a dressing area with fitted wardrobes together with a modern en suite shower room.

There are two further well-proportioned bedrooms.

The accommodation is completed by a contemporary family bathroom fitted with a white suite comprising a WC, washbasin and bath with shower above.

Ground Floor First Floor

Total Area: 92.1 m² ... 991 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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