



36 Wetherby Road, Harrogate

£750,000 Guide Price



**YOUR AWARD
WINNING AGENT**

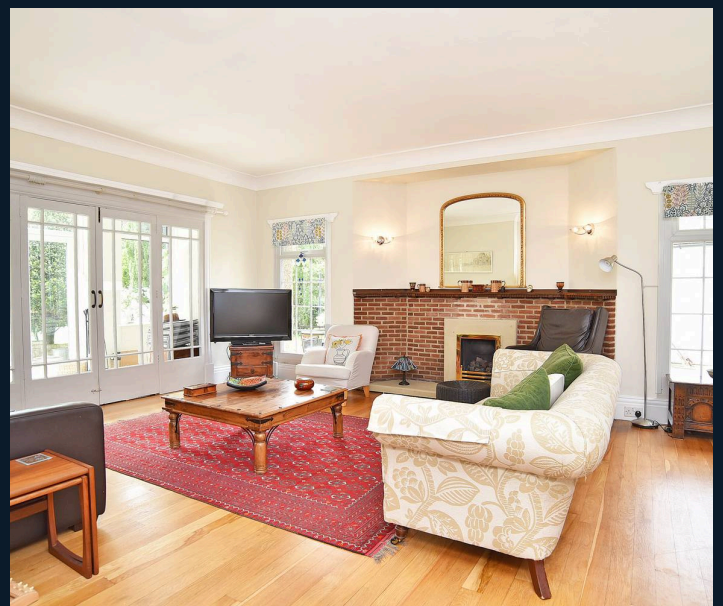
#DARINGTOBEDIFFERENT



An individual four-bedroom family home occupying a superb plot with mature gardens and grounds extending to approximately half an acre in total, together with a detached double garage and ample parking. Conveniently positioned close to a range of amenities, well-regarded local schooling and Harrogate's famous Stray. Set well back from the road behind beautifully landscaped gardens, the property enjoys an exceptional degree of privacy and seclusion whilst remaining ideally placed for everyday convenience. A particular feature of the property is the pair of generous reception rooms, both enjoying attractive views over and direct access to the rear gardens, creating a wonderful connection between the house and its exceptional outdoor space. The property has been exceptionally well maintained and lovingly cared for over many years, offering spacious and flexible accommodation ideally suited to family living. The house retains considerable character and presents a rare opportunity to acquire a home of genuine quality in such a private and mature setting. **OUTSIDE** The property stands within magnificent mature gardens and grounds extending to approximately half an acre, providing a wonderful sense of privacy and seclusion. To the front, a long private driveway leads to an extensive parking and turning area together with a detached double garage, providing ample off-street parking for numerous vehicles. Beautifully landscaped front gardens, incorporating mature trees, established hedging and ornamental planting, provide a significant degree of privacy and effectively shelter the property from the main road, creating an attractive and secluded approach. To the rear lies a truly outstanding garden, undoubtedly one of the property's most impressive features. Predominantly laid to lawn, the gardens are surrounded by an exceptional variety of mature trees, specimen shrubs, flowering plants and established herbaceous borders which create year-round colour, interest and structure. A welcoming and spacious entrance hall creates an excellent first impression, featuring attractive archways, high ceilings and an abundance of natural light. Generous in size, the hall provides access to the principal reception rooms and immediately sets the tone for the accommodation beyond. The elegant lounge is a beautifully proportioned principal reception room, entered from the reception hall through an attractive arched opening and glazed doors. A striking brick fireplace with stone surround provides an attractive focal point, whilst large windows flood the room with natural light. French doors open into the adjoining sunroom and overlook the rear gardens, creating a wonderful connection with the outdoor space and providing an ideal room for both family living and entertaining. Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating:

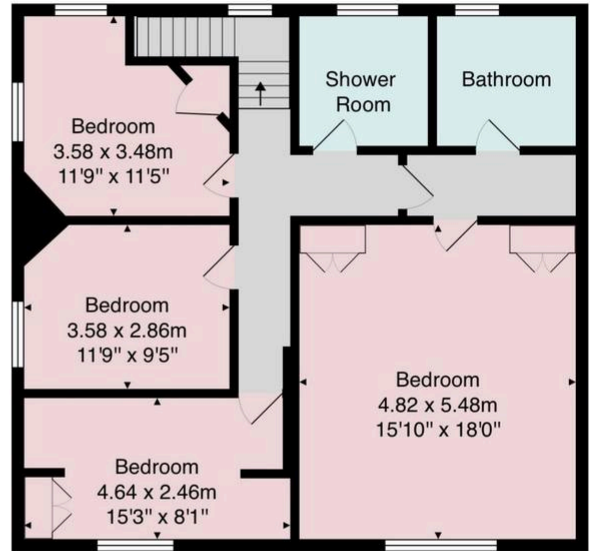


The dining room is another generously proportioned reception space, enjoying an attractive bay window and glazed door providing direct access to the rear gardens. Pleasant views over the surrounding grounds and an abundance of natural light create a bright and welcoming atmosphere, whilst the versatile layout lends itself equally well to formal dining, family living or entertaining. The dining kitchen is fitted with a range of contemporary shaker-style wall and base units complemented by generous work surfaces and integrated appliances. Offering ample space for everyday dining, the room provides a practical and sociable environment for family life. Large windows and a rooflight allow plenty of natural light to flood the room whilst providing attractive views across the gardens. A separate utility room provides further practicality and storage. A guest WC completes the ground floor accommodation. The principal bedroom is a spacious and attractive room enjoying pleasant views over the gardens through a large picture window. Generous proportions provide ample space for a full range of bedroom furniture, whilst fitted storage adds practicality. The room is complemented by a beautifully appointed en-suite bathroom. The en-suite bathroom is finished to a high standard with striking marble-effect tiling and contemporary fittings throughout. The suite comprises a panelled bath, stylish vanity unit with inset wash hand basin and storage beneath, together with a concealed-cistern WC, creating an elegant and relaxing retreat. Bedroom two is a generous double bedroom enjoying attractive garden views and excellent natural light. Bedroom three is another comfortable double room benefiting from useful built-in storage, whilst bedroom four provides a versatile space suitable as a bedroom, nursery, study or home office. The house shower room is stylishly appointed.





Ground Floor



First Floor

Total Area: 201.9 m² ... 2174 ft²

All measurements are approximate and for display purposes only.

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