





8 Walnut Grove, Harrogate

£425,000
Guide Price

VERITY FREARSON

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An individually designed, newly constructed three-bedroom detached home offering spacious and flexible accommodation, finished to a high standard throughout and situated in a quiet cul-de-sac just north of Harrogate town centre.

This bespoke property has been thoughtfully designed with excellent build quality and energy efficiency in mind, incorporating high levels of insulation and solar panels.

Outside, a generous paved frontage provides off-street parking for several vehicles, complemented by established planting. To the rear is an excellent enclosed, low-maintenance garden, laid predominantly to artificial lawn with raised planted borders. A substantial covered seating area with composite decking provides an ideal setting for outdoor dining, entertaining and year-round enjoyment.

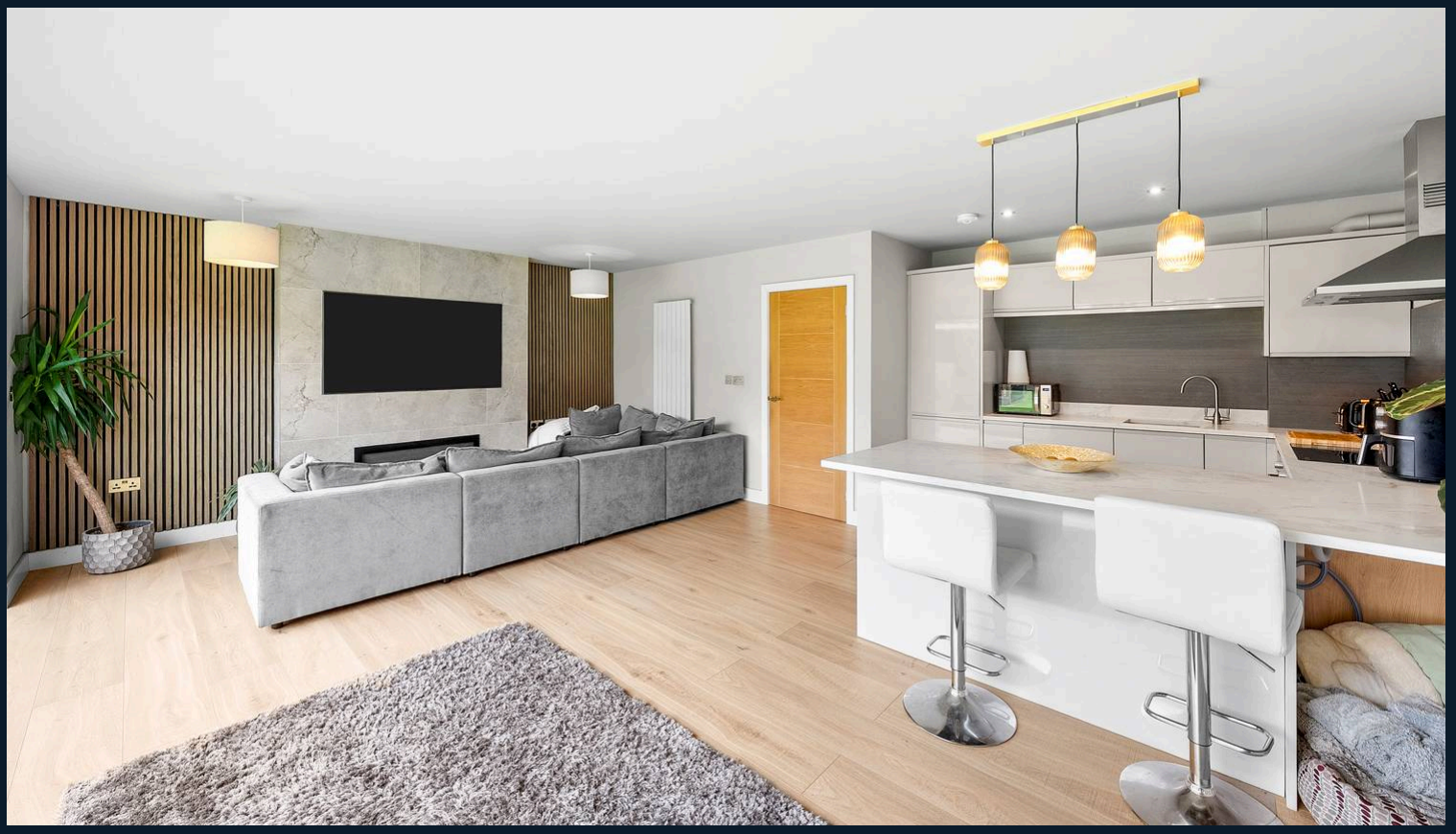
Walnut Grove is a quiet cul-de-sac conveniently situated just north of Harrogate town centre. An excellent range of everyday amenities is available close by, together with schools, recreational facilities and useful transport links providing easy access into Harrogate and the surrounding area.

Council Tax band: D

Tenure: Freehold

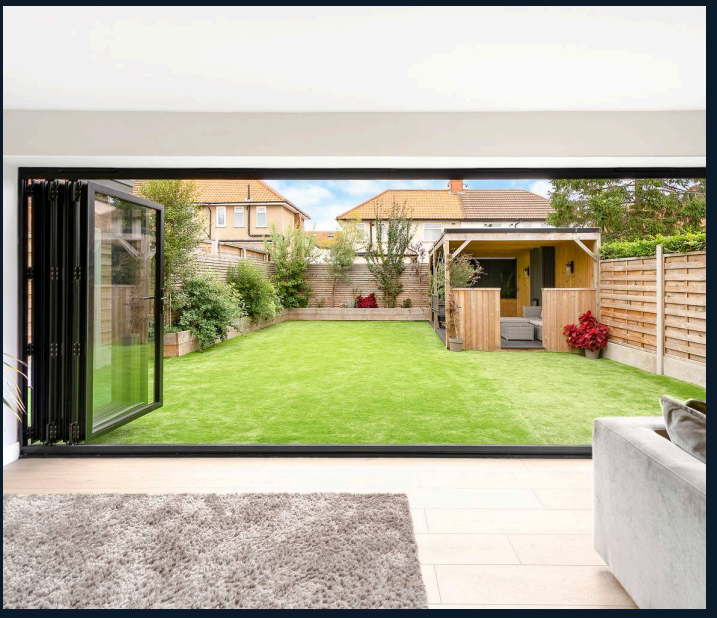
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



The versatile arrangement includes two ground-floor bedrooms, making the home equally well suited to families, downsizers or those requiring space to work from home. The accommodation opens into a spacious entrance hall, finished with oak-effect flooring and matching internal doors, with stairs rising to the first floor. Beyond is a superb open-plan living, dining and kitchen area, an exceptionally light and generous room designed for both everyday living and entertaining.

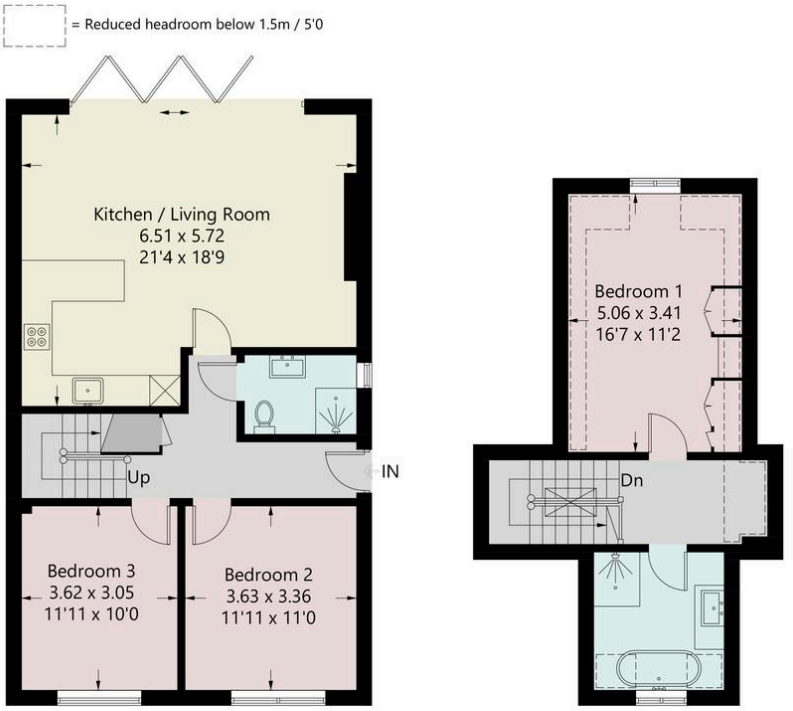
The kitchen is fitted with sleek modern units, integrated appliances and extensive work surfaces, complemented by a large peninsula with breakfast-bar seating. The living area features an attractive media wall with an inset fire, while an extensive run of bi-fold doors opens almost the full width of the room onto the rear garden, creating a seamless connection between the internal and outside spaces. Two generous double bedrooms complete the ground-floor accommodation, providing excellent flexibility for family, guests or home working. These are served by a stylish shower room, fully tiled in large-format stone-effect tiles and fitted with a walk-in rainfall shower. The first floor is dedicated to a spacious principal bedroom, featuring fitted wardrobes, a panelled feature wall and plenty of natural light. Alongside is a luxurious bathroom finished with large-format stone-effect tiling and brushed brass fittings, comprising a freestanding bath, walk-in rainfall shower, wall-mounted vanity unit and WC.





Walnut Grove, Harrogate, HG1

Main House = 102.3 sq m / 1101 sq ft
Limited Use Area = 6.1 sq m / 66 sq ft
Total = 108.4 sq m / 1167 sq ft



Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition

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