

85 Larkfield Road, Harrogate

£475,000 Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A substantially extended four-bedroom semi-detached family home, occupying a generous plot with ample off-street parking, garage/store and attractive gardens, situated within this highly sought-after residential location.

Externally, the property occupies a generous plot with a lawned front garden, driveway providing ample off-street parking and access to the integral garage/store. To the rear is a private and enclosed low-maintenance garden featuring artificial lawn, mature hedging and a paved seating area, providing an ideal space for outdoor entertaining and family enjoyment.

This beautifully presented home has been significantly extended in previous years with a double-storey side extension and single-storey rear extension, creating spacious and versatile accommodation ideally suited to modern family living. The property occupies an enviable plot with generous gardens, ample driveway parking and an integral garage/store, whilst internally offering stylish and well-appointed accommodation throughout. The welcoming entrance hall features attractive oak flooring and provides access to the integral garage/store together with stairs rising to the first floor. A well-proportioned sitting room enjoys a large picture window overlooking the front garden, contemporary feature fireplace and fitted display shelving, and opens through into the stunning open-plan living dining kitchen.

This is an excellent opportunity to acquire a spacious and immaculately presented family home in a highly desirable location, close to excellent local amenities, schools and transport links.

Council Tax band: D

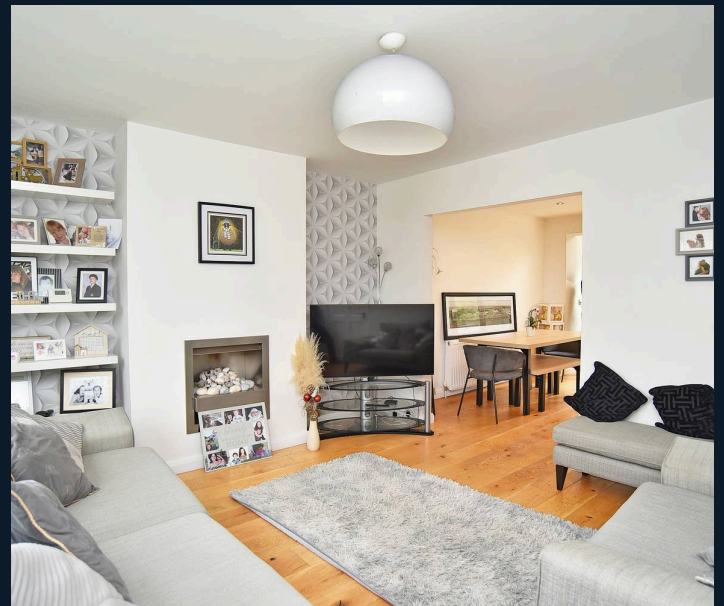
Tenure: Freehold

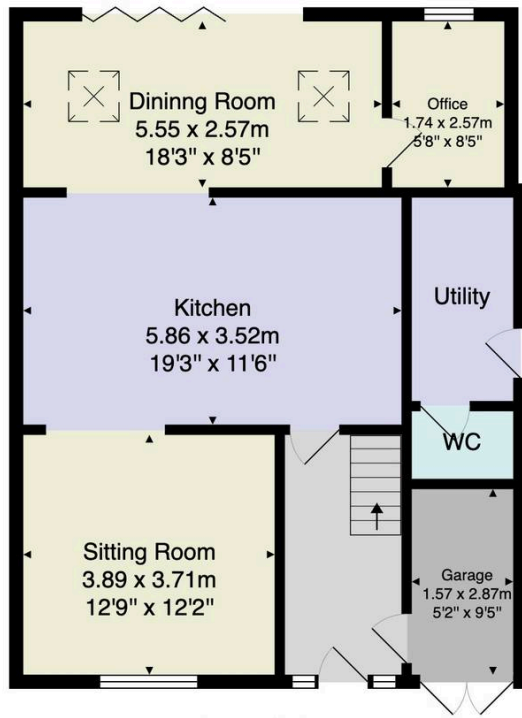
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

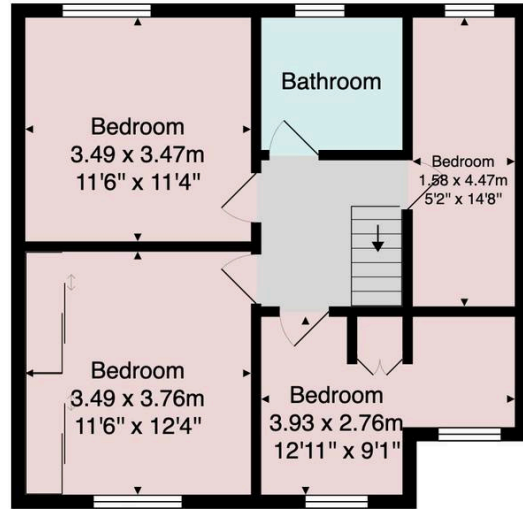


Undoubtedly the heart of the home, the impressive open-plan living dining kitchen provides an exceptional family and entertaining space. The contemporary kitchen is fitted with a range of stylish wall and base units with contrasting worktops, incorporating a central breakfast island with inset gas hob and breakfast seating. Integrated double ovens and space for a fridge freezer complete the kitchen area. The living and dining space enjoys a bright and airy feel with vaulted ceilings, Velux roof windows and large bi-folding doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Oak flooring continues throughout this superb space. The ground floor accommodation is further complemented by a separate utility room, downstairs WC and a useful study. To the first floor there are four good-sized bedrooms, all presented to a high standard and offering flexible accommodation for growing families, guests or home working. The principal bedroom benefits from fitted sliding wardrobes providing excellent storage. The remaining bedrooms are served by a modern house bathroom fitted with a contemporary white suite comprising bath with glazed shower screen and shower over, wash basin and WC, complemented by stylish tiling throughout.





Ground Floor



First Floor

Total Area: 130.6 m² ... 1406 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

