



25 Allotment Gardens, Harrogate, North Yorkshire, HG1 4EF

£400,000

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A deceptively spacious five-bedroom linked detached family home, offering generous and flexible accommodation, situated in a quiet position with an open aspect to the front, between Harrogate and Knaresborough.

This superb property provides versatile living space arranged over three floors. The ground floor features a modern dining kitchen with glazed doors to the garden, a snug, utility room and cloakroom. On the first floor there is a spacious sitting room, three double bedrooms and a contemporary bathroom, whilst the top floor offers two further double bedrooms, including the main bedroom with en-suite shower room.

Outside, a driveway provides parking and leads to a garage. The rear garden is of a good size and offers an attractive outdoor space for sitting and entertaining.

The property enjoys a convenient position, well served by local amenities and ideally located for access to both Harrogate and Knaresborough, whilst being close to beautiful open countryside.





GROUND FLOOR

SNUG

A reception room with window to the front overlooking open green space.

KITCHEN / DINING ROOM

Fitted with a range of modern wall and base units and integrated appliances. Space for dining table. Glazed doors lead out to the garden.

UTILITY

With fitted units, worktop and plumbing for a washing machine.

CLOAKROOM

With WC and basin.

FIRST FLOOR

SITTING ROOM

A good-sized first-floor reception room providing an additional living area.

BEDROOMS

There are three double bedrooms on the first floor, each with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, basin set within a vanity unit, and bath with shower above.

SECOND FLOOR

BEDROOMS

There are two double bedrooms on the top floor, each with fitted wardrobes. The main bedroom has an en-suite shower room.

EN-SUITE

A white suite comprising WC, basin set within a vanity unit, and shower.

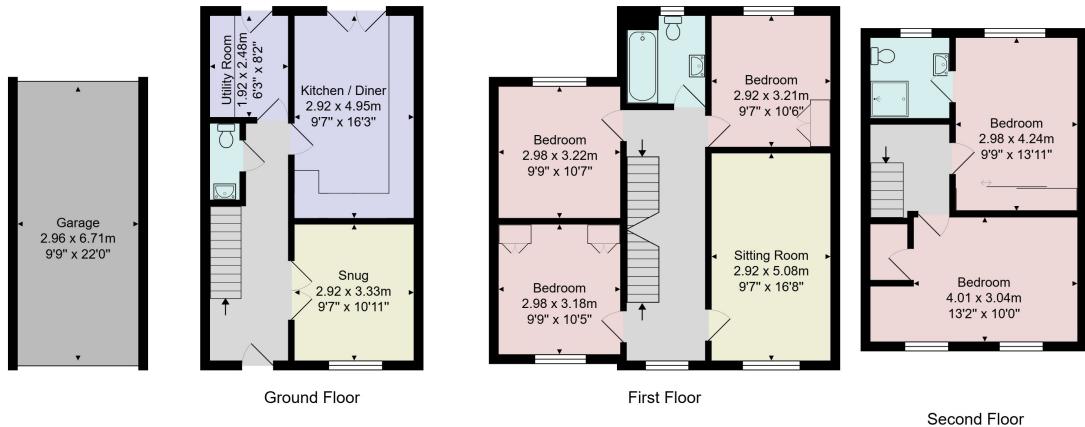
OUTSIDE

A driveway provides off-street parking and leads to a garage. To the rear, there is an attractive and enclosed garden with lawn and paved sitting areas providing an ideal outdoor entertaining space.

Tenure - Freehold

Council Tax Band - E





All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	87
(81-91)	B	80
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		