



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.

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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.

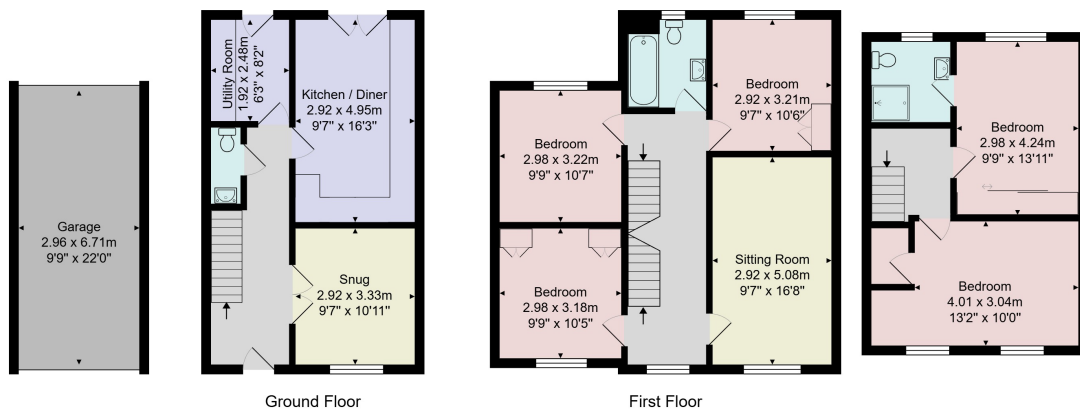
## OUTSIDE

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





Total Area: 162.8 m<sup>2</sup> ... 1752 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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