



VERITY  
FREARSON

2 WISTERIA GARDENS, OFF OTLEY ROAD, HARROGATE, HG3 1FP

OFFERS OVER £900,000

## 2 WISTERIA GARDENS, OFF OTLEY ROAD

*Harrogate HG3 1FP*

**A beautifully presented and spacious five bedroomed detached home with attractive garden, garage and generous drive, forming part of this popular development next to Harlow Carr Gardens and the Pinewoods.**

This attractive stone-built property provides generous and high-quality accommodation, comprising various reception rooms together with a modern dining kitchen, utility and downstairs WC. Upstairs, there are five good-sized bedrooms, a modern bathroom and two en-suites.

A generous drive provides ample parking and leads to a double garage, and there is an attractive rear garden with lawn and patio. This superb modern property is sold with the remainder of a 10-year builder's guarantee from 2019 and forms part of this sought-after development, situated in a delightful position next to the Pinewoods, well served by excellent local amenities and just a short distance from Harrogate town centre.



Living Room · Sitting Room · Dining Room · Snug/Office · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Garden













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

With fitted cupboards.

#### SITTING ROOM

A large reception room with space for sitting and dining areas. Glazed bi-folding doors lead to the garden.

#### DINING ROOM

A further reception room with bay window to the front.

#### SNUG / OFFICE

A further reception room or work-from-home space with bay window to the front.

#### CLOAKROOM

With WC and basin.

### LIVING KITCHEN

With space for dining area and glazed bi-folding doors leading to the garden.

The kitchen comprises a range of modern fitted units with granite worktops, gas hob, integrated double oven, dishwasher and fridge/freezer.

#### UTILITY

With fitted units, worktop and sink. Integrated washing machine and tumble dryer.

### FIRST FLOOR

#### BEDROOM ONE

A large double bedroom with fitted wardrobes and en-suite.

#### EN-SUITE ONE

A modern white suite comprising WC, basin, bath and shower. Heated towel rail.

#### BEDROOM TWO

A double bedroom with fitted wardrobes and en-suite.

#### EN-SUITE TWO

With WC, basin and shower. Heated towel rail.

#### BEDROOM THREE

A good-sized double bedroom.

#### BEDROOM FOUR

A further double bedroom.

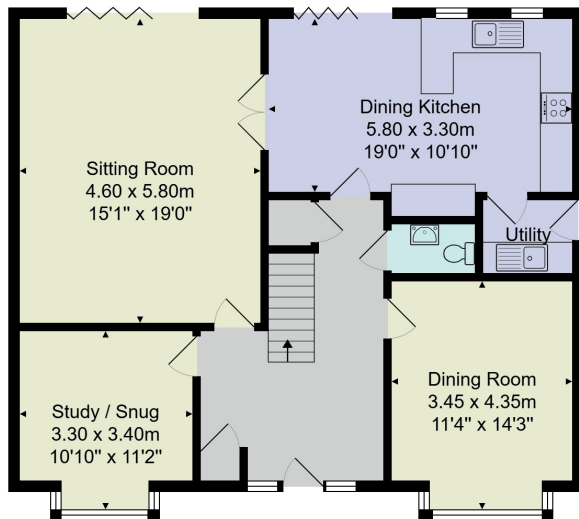
#### BEDROOM FIVE

A further bedroom.

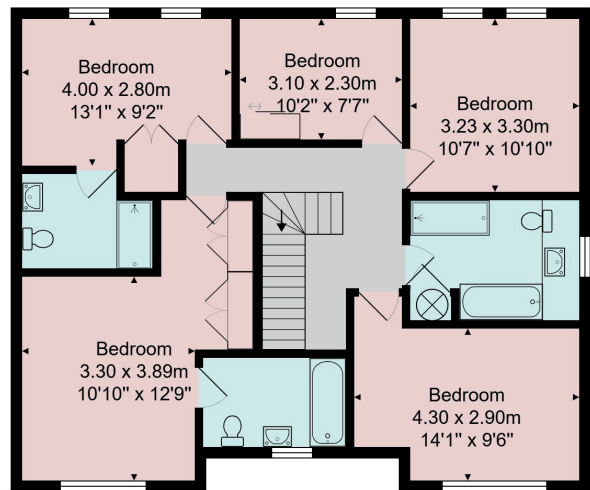
#### BATHROOM

A modern white suite comprising WC, basin and bath and separate shower cubicle. Heated towel rail.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 186.3 m<sup>2</sup> ... 2005 ft<sup>2</sup>

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.

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### Outside

A block-paved drive provides ample parking and leads to a double garage.

There is a good-sized rear garden with lawn and patio, perfect for outdoor entertaining.

### Agents Note

The property is freehold.

An annual estate charge of £208 is payable.

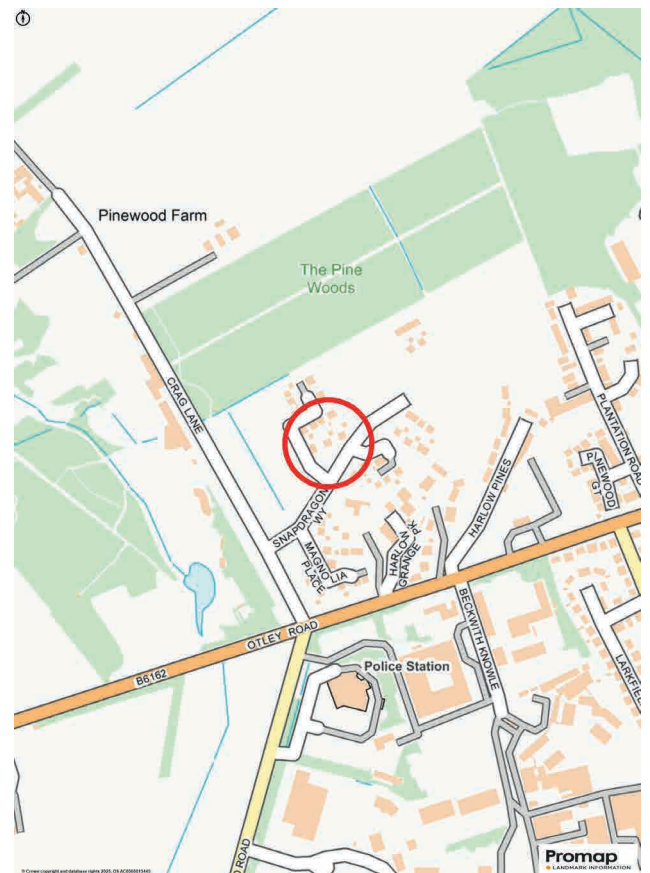
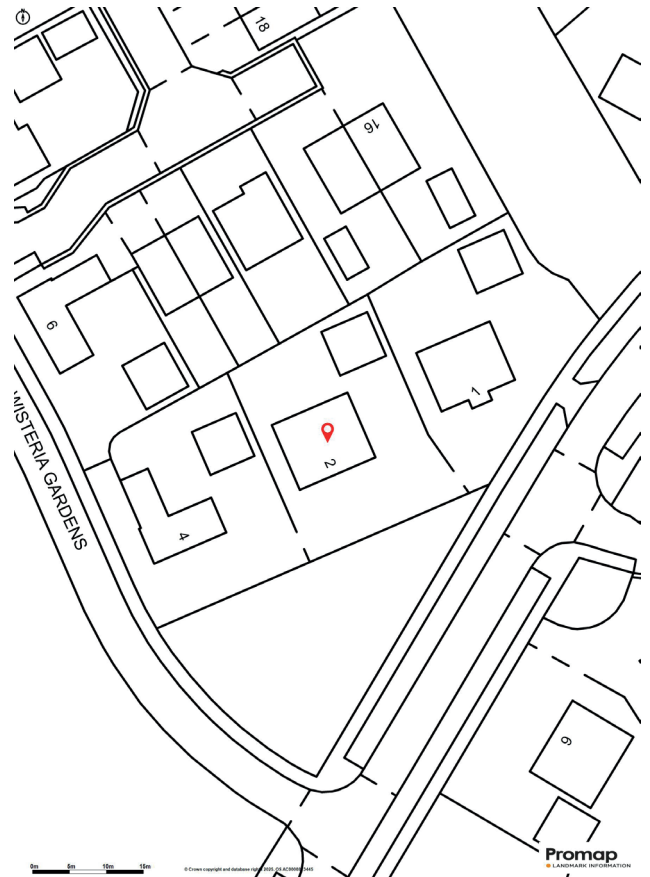
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		93
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk







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