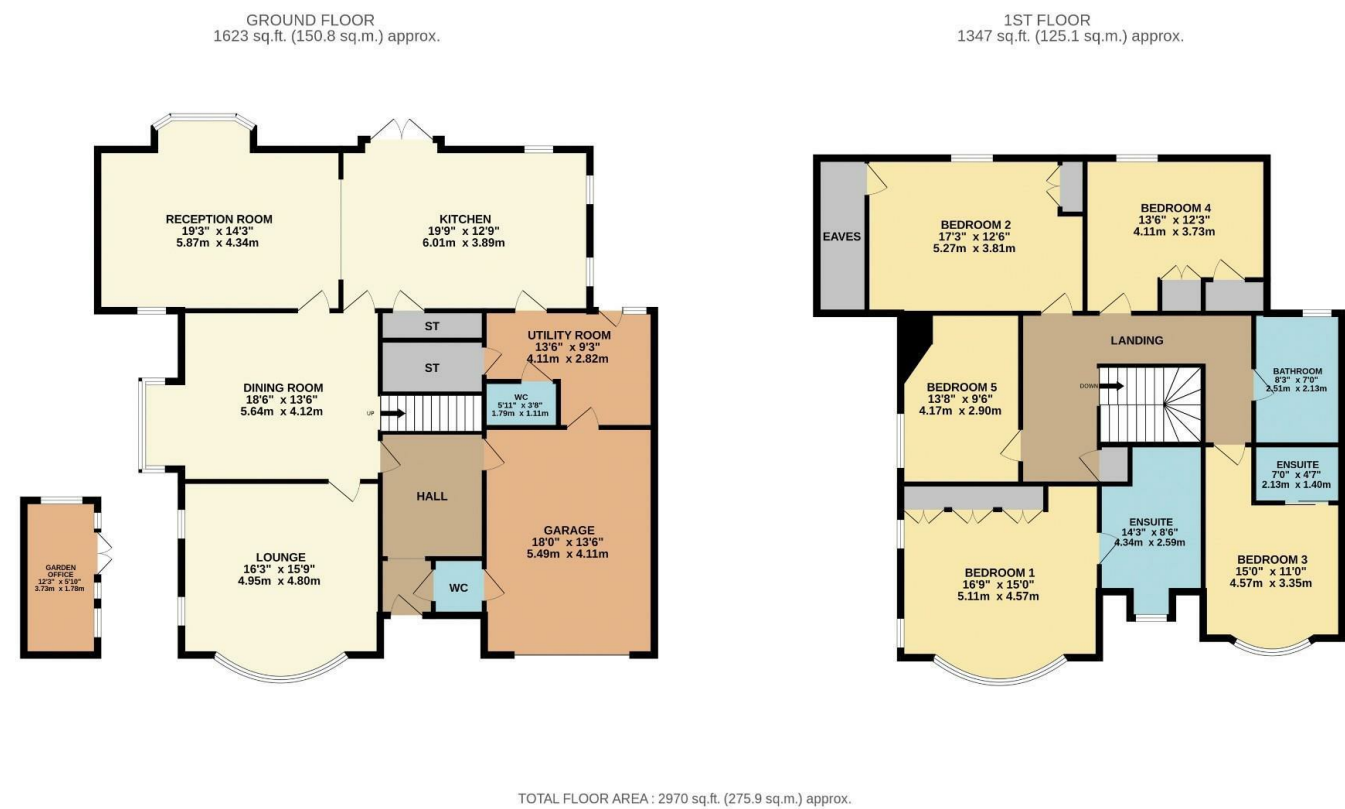


Floor Plan



Description

The Property

With leaded light double glazing and gas fired central heating this charming character family home features flexible living space arranged over three floors.

Rewired in 2022, the property briefly comprises ; Entrance porch, spacious main reception hall with guest toilet/WC. There is a bay fronted lounge with a feature fireplace and recessed living flame gas fire, spacious dining room with side bay window currently utilised as a family games room. Across the rear of the property there is a stunning open plan living kitchen incorporating a comfortable family sitting area with log burner, to the kitchen a stunning Tom Howley kitchen with a walk in pantry, Quooker tap, Miele appliances including a fan assisted oven coffee machine, microwave and Neff fridge, freezer, dishwasher, extractor and induction hob. There is a separate utility room with a washing machine, tumble dryer and a stainless steel sink unit, plus a useful cloaks cupboard and separate toilet. From the utility there is integral access to a spacious garage 18'0" (max) x 13'6" (max) with a Worcester boiler and electric roller door providing access to the front block paved driveway.

Upstairs

At first floor a feature galleried landing with airing cupboard leads to the spacious master bedroom incorporates a bay window to the front with three double wardrobes and a luxury ensuite bathroom with double stall shower, panelled bath, toilet and hand wash basin. There is a guest bedroom with a fully tiled ensuite showering and two further spacious double bedrooms, good sized fifth bedroom and a well appointed luxury house bathroom with walk in shower, separate bath, w/c and hand basin.

There is a pull down ladder leading to a useful storage loft that has been used as games/hobby room. Subject to the usual consents this area could be enlarged and made into further bedroom accommodation.

Outside

Outside to the front there are well stocked front gardens and into the rear a private lawn garden with stocked colourful borders and a raised flat patio which provides a beautiful private entertaining area and the lawn provides an ideal playing space for children.

Additionally there is a cedar wood home office which has electric light, power, Wifi and heating with there also being a useful garden shed.

Surrounding Area

Harrogate is a popular destination with a good range of shops, bars and restaurants. It's an excellent choice of schooling for all age groups and a good road and rail network connecting the traveller and commuter to Leeds, York and London.

This charming property warrants an early inspection.

