



43 Meadow Place, Harrogate, North Yorkshire, HG1 4WE

£299,950

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A desirable three bedroomed semi-detached house with off street parking and enclosed garden situated on a establishing newly built estate close to local amenities and transport links.

This modern home features well presented accommodation comprising stylish dining kitchen with double doors out to enclosed garden, spacious sitting room and cloakroom. To the first floor there are three bedrooms with ensuite shower serving the master bedroom and a house bathroom. The property comes with all the perks you would expect from a new build include warranties, insulation and double glazing.

Meadow Place is a new development ideally located between the fashionable spa town of Harrogate and this historic town of Knaresborough.





Composite door leads to -

ENTRANCE HALL

Central heating radiator.

CLOAKROOM

With low-flush WC and pedestal washbasin. Central heating radiator and extractor fan.

SITTING ROOM

Window to front and central heating radiator.

DINING KITCHEN

Having a range of wall and base units and work surfaces with inset sink. Four-ring gas hob with electric oven below and extractor fan above. Plumbing and space for washing machine and space for a tall fridge / freezer. Space for a family dining table. Useful under-stairs storage. Window to rear and double doors lead to the enclosed rear garden. Central heating radiator.

FIRST FLOOR

LANDING

Hatch to roof void. Central heating radiator.

BEDROOM 1

Window to front, central heating radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM

Shower enclosure, low-flush WC and pedestal washbasin. Extractor fan, central heating radiator and tiling to wet areas.

BEDROOM 2

A further double bedroom with window to rear and central heating radiator.

BEDROOM 3

Window to front and central heating radiator.

BATHROOM

Panelled bath, low-flush WC and pedestal washbasin. Central heating radiator, tiling to wet areas and window to rear.

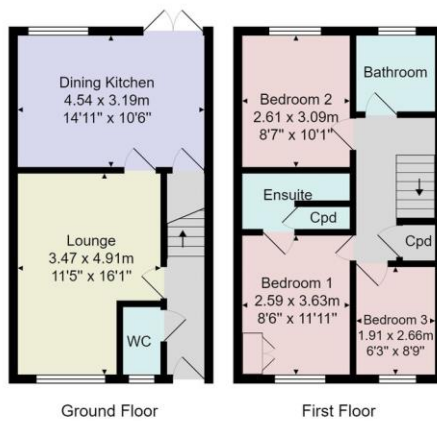
OUTSIDE

Block-paved driveway to front provides parking spaces for two vehicles and has an electric power / charging point. A side access gate and pathway leads to an enclosed rear garden with shaped lawn and decked sitting area.

Tenure - Unknown

Council Tax Band - D

EPC RATING - 84



Total Area: 75.9 m² ... 817 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
100-109	A	A	100-109	A	A
80-100	B	B	100-109	B	B
60-80	C	C	100-109	C	C
40-60	D	D	100-109	D	D
20-40	E	E	100-109	E	E
10-20	F	F	100-109	F	F
0-10	G	G	100-109	G	G

Not energy efficient - higher running costs Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC England & Wales EU Directive 2002/91/EC