



VERITY
FREARSON

4 WEST WAY, HARROGATE, HG2 0JD

GUIDE PRICE £865,000

4 WEST WAY,

Harrogate, HG2 0JD

An impressive four-bedroom detached house that has been substantially extended, occupying an enviable plot with large gardens, ample off-street parking and garage.

The property has been fully renovated in recent years and boasts a sizeable double-storey extension to create a desirable family home in this much sought-after location. The accommodation comprises an impressive open-plan living dining kitchen with bi-folding doors leading out onto a paved seating area, bay fronted living room, separate dining room or snug, ground-floor WC and separate utility room. To the first floor there is a master bedroom suite with en-suite shower room and dressing room, three further double bedrooms and a modern house bathroom. The property occupies a fantastic-sized plot with ample off-street parking, detached garage and large lawned gardens.

The property is situated on this quiet road within a desirable location, close to amenities which include excellent primary and secondary schools, including Harrogate Grammar School.

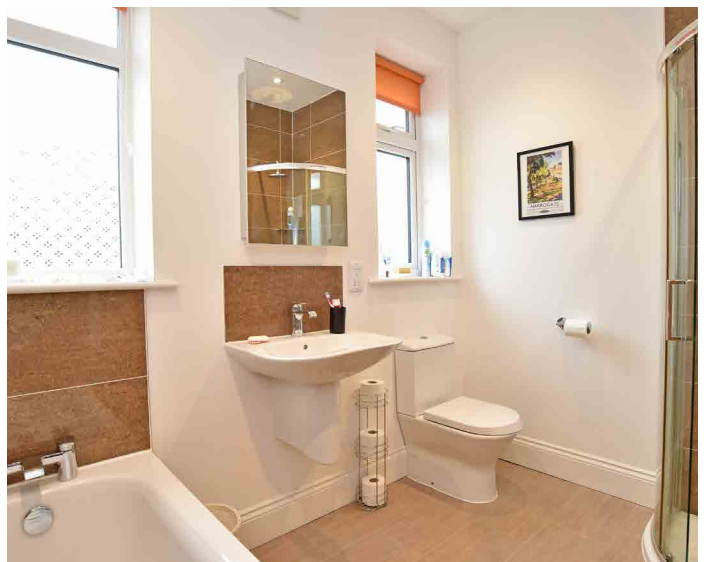


2 Reception Rooms · Impressive Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Parking · Detached Garage · Larger-Than-Average Lawned Gardens







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

A covered porch with composite door to the front

RECEPTION HALL

Stairs to first floor. Useful under-stairs cupboard housing cylinder tank.

CLOAKROOM

Low-flush WC and wall-mounted washbasin. Chrome heated towel rail. Window to the side.

SITTING ROOM

Bay-fronted room with windows to front and side elevations. Inset wood burning stove and central heating radiator.

IMPRESSIVE OPEN-PLAN DINING KITCHEN

Designer fitted kitchen with range of wall and base units having quartz work surfaces with inset 1½-bowl stainless-steel sink and induction hob with extractor hood over. Matching breakfast bar with space for footstools. Quality appliances include electric double oven and warming drawer and dishwasher. Windows to the side

elevations. Space for family dining table. Bi-folding doors to the rear lead out to a paved seating area.

DINING ROOM / SNUG

Windows to side and rear elevations. Inset coal-effect gas fire and central heating radiator.

UTILITY ROOM

Work surfaces having space for washing machine and tumble dryer. Space for tall fridge freezer. Window to the side and side access door.

FIRST FLOOR GALLERIED LANDING

Window to the side. Doors lead to -

MASTER BEDROOM SUITE

Windows to side and rear elevations. Central heating radiator.

EN-SUITE SHOWER ROOM

Walk-in shower, wall-mounted washbasin and low-flush WC. Tiled to all wet areas. Chrome heated towel rail. Window to side and extractor fan.

DRESSING ROOM

Fully fitted with shelving and hanging space. Central heating radiator. Window to the rear.

BEDROOM 2

Windows to side and rear. Central heating radiator.

BEDROOM 3

Bay window to the front and window to the side. Central heating radiator.

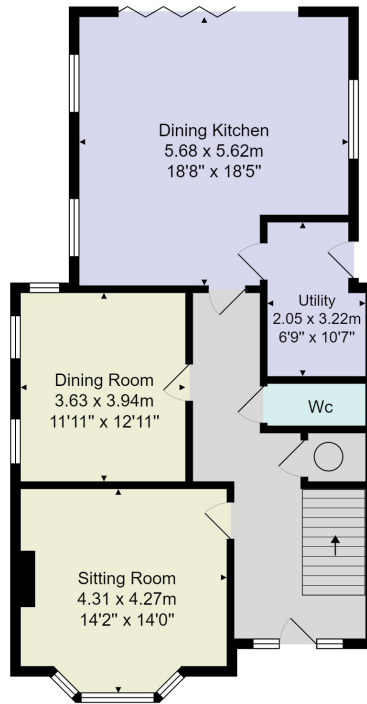
BEDROOM 4

A further double bedroom with window to the front.

BATHROOM

Shower enclosure, bath, low-flush WC and wall-mounted washbasin. Tiled to all wet areas. Windows to side elevation.

FLOOR PLAN

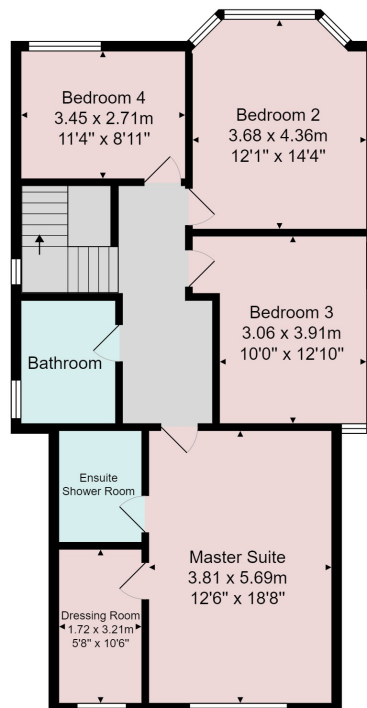


Ground Floor

Total Area: 179.4 m² ... 1931 ft²

All measurements are approximate and for display purposes only.

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First Floor

Outside

Block-paved driveway to the front providing ample off-road parking leads to a good-sized detached garage with electrically-operated folding doors, power and lighting. Mature borders, shrubs and hedge boundaries to the front. Access to both sides of the property lead to a wonderful, larger-than-average enclosed rear garden with shaped lawns, paved seating and entertaining areas and delightful flowerbeds, shrubs and hedges.

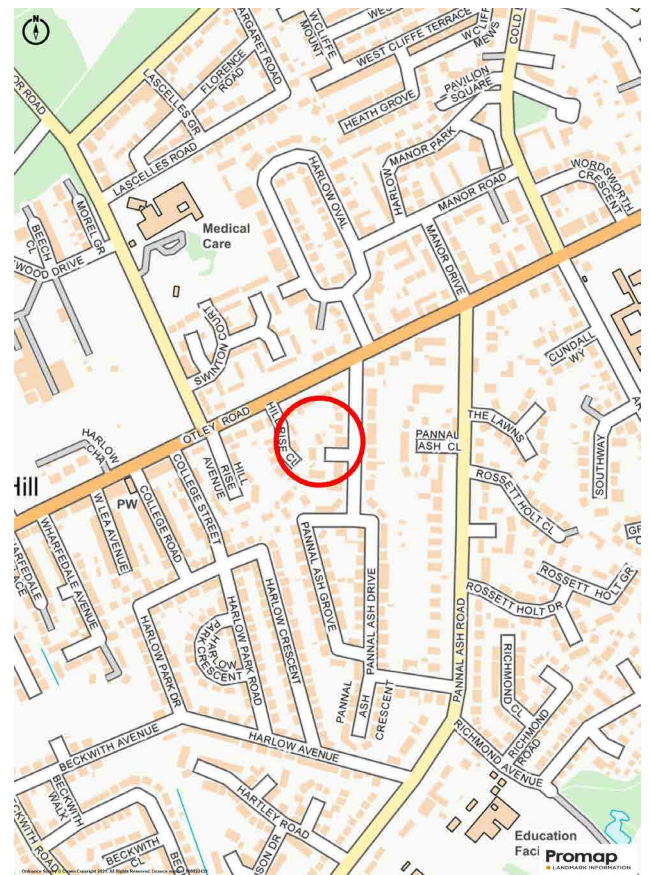
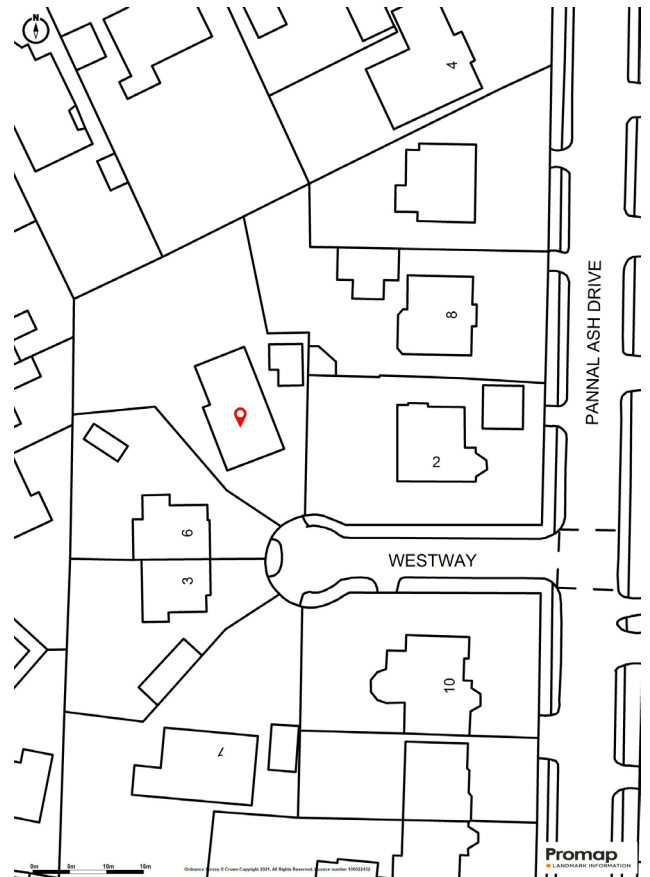
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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			

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