



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

£400,000

Offers Over

## 6 Meadow Place, Harrogate, North Yorkshire, HG1 4WE

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A spacious and beautifully presented four-bedroom detached property with a good-sized lawned garden, in a delightful position overlooking the green and forming part of this desirable modern development.

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The generous accommodation comprises an impressive dining kitchen which overlooks the good-sized rear garden, together with a separate sitting room, utility room and downstairs WC. Upstairs, there are four good-sized double bedrooms, including a master bedroom with en-suite, and a modern house bathroom.

The property is situated in a delightful position overlooking the adjoining green and forms part of this quality modern development located between Harrogate and Knaresborough and well served by local amenities.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front overlooking the adjoining green.

### **DINING KITCHEN**

With a range of modern wall and base units with gas hob, double oven and integrated appliances. Spacious dining area with windows to rear and glazed doors leading to the garden.

### **UTILITY ROOM**

With fitted units and space for appliances.

### **CLOAKROOM**

With WC, washbasin and windows to side.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front.

### **EN-SUITE SHOWER ROOM**

A white modern suite with WC, washbasin set within a vanity unit, and shower. Tiled walls and floor and window to front. Heated towel rail.

### **BEDROOM 2**

A double bedroom with window to rear.

### **BEDROOM 3**

A double bedroom with window to front.

### **BEDROOM 4**

A double bedroom with window to rear.

### **BATHROOM**

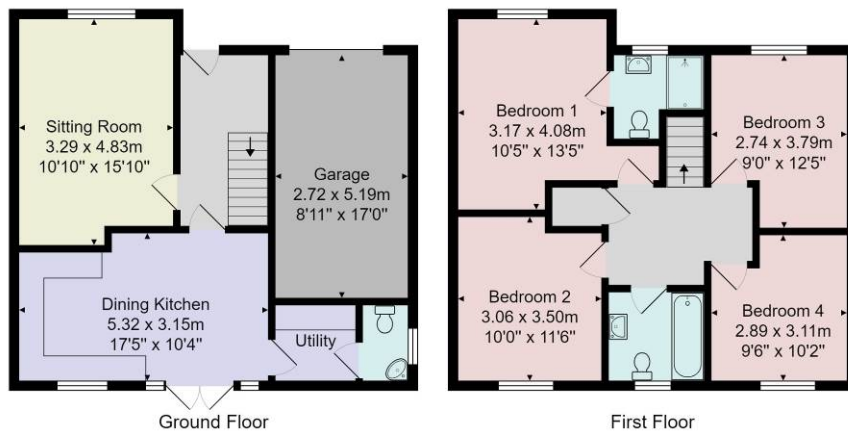
A modern white suite with WC, washbasin, and bath with shower above. Window to rear.

### **OUTSIDE**

A double width drive to the front of the property provides off-road parking and leads to a **SINGLE GARAGE**. To the rear is a good-sized lawned garden with patio.

**Council Tax Band - E**





Total Area: 106.0 m<sup>2</sup> ... 1141 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

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