



VERITY
FREARSON

14 BRINKLOW WAY, HARROGATE, HG2 9JW

GUIDE PRICE £825,000

14 BRINKLOW WAY,

Harrogate, HG2 9JW

A most impressive five-bedroom detached family home enjoying a delightful position, with attractive, good-sized garden, having an open aspect over adjoining school playing fields and countryside beyond.

This super property provides generous and flexible accommodation featuring a dining kitchen, together with three reception rooms, utility room, five bedrooms, two of which have en-suite bathrooms, and a modern house bathroom. A particular feature of the property is the generous outdoor space, having an attractive wrap-around garden enjoying a delightful aspect over the adjoining school playing fields. There is also a generous driveway and double garage.

Brinklow Way is a quiet cul-de-sac conveniently situated just off Yew Tree Lane, close to excellent schools on the south side of Harrogate, the newly refurbished Ashville Sports Centre and just a short distance from Harrogate town centre.

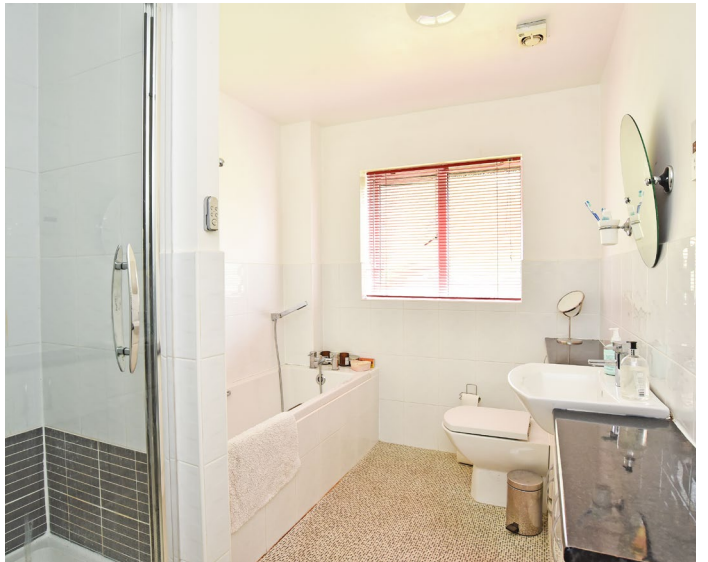


3 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suites · House Bathroom

Ample Parking · Double Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

Leads to –

RECEPTION HALL

A large reception hall with tiled floor and under-stairs cupboard.

CLOAKROOM

With WC and washbasin. Window to side.

SITTING ROOM

A large reception room with bay window to front and windows and glazed doors overlooking the garden. Attractive brick and tiled fireplace with living-flame gas fire.

DINING ROOM

A further reception room with a window overlooking the garden.

FAMILY ROOM

A further reception room currently used as an office. Windows to two sides.

DINING KITCHEN

Including 4NRa spacious dining area with windows and glazed doors overlooking the garden. The kitchen comprises a range of wall and base units. Integrated appliances and point for a cooker. Window to rear.

UTILITY ROOM

With a fitted wall and base units, sink and plumbing for appliances. Door to side.

FIRST FLOOR

BEDROOM 1

A large double bedroom with window to front. Dressing room with window to rear and fitted wardrobes.

EN-SUITE BATHROOM

With WC, washbasin, bath and shower. Window to rear.

BEDROOM 2

A double bedroom with window to rear and fitted wardrobe.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Window to side.

BEDROOM 3

A double bedroom with window to front and fitted wardrobes.

BEDROOM 4

A double bedroom with window to rear and fitted wardrobes.

BEDROOM 5

A further double bedroom with window to front and fitted wardrobes.

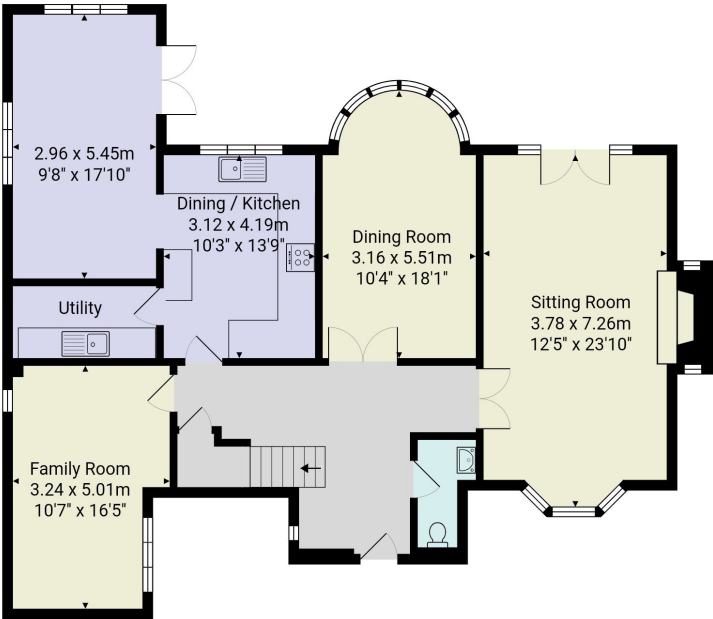
BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, bath and shower. Heated towel rail. Window to rear.

ATTIC

The attic, which is part-boarded, provides an excellent storage space. It also offers significant potential to create additional living accommodation, subject to obtaining the necessary consents.

FLOOR PLAN

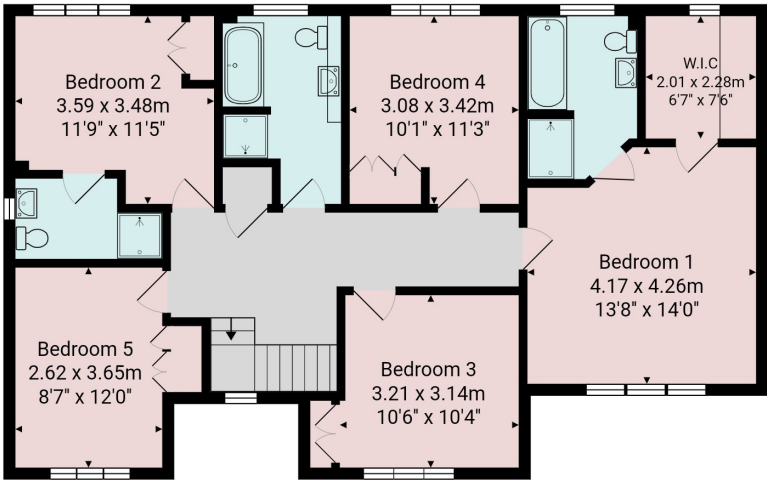


Ground Floor

Total Area: 217.4 m² ... 2340 ft²

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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First Floor

Outside

The property occupies a particularly generous plot, with attractive lawned gardens to the rear of the property enjoying a delightful outlook over the adjoining school playing fields. A drive to the front provides off-road parking and leads to a double garage with electric door and electric car charging point.

Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



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