



VERITY
FREARSON

21 BRINKLOW WAY, HARROGATE, HG2 9JW

OFFERS OVER £625,000

21 BRINKLOW WAY,

Harrogate, HG2 9JW

A spacious and beautifully presented four-bedroom family home in this popular south Harrogate location.

This super house provides generous and well-planned accommodation comprising a modern kitchen, three reception rooms, conservatory, cloakroom and utility room. On the first floor there are four good-sized bedrooms with fitted wardrobes, with the master bedroom having a modern en-suite shower room, plus a house bathroom. Externally, the property has an attractive, private rear garden, generous driveway and a detached double garage.

Brinklow Way is a very convenient address, being situated just off Yew Tree Lane, close to excellent schools and just a short distance from Harrogate town centre.



2 Reception Rooms · Snug / Study · Conservatory · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Parking · Double Garage · Attractive Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with oak flooring.

SITTING ROOM

A large reception room with bay window and attractive fireplace with living flame gas fire.

DINING ROOM

A further reception room with glazed doors leading to the conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

SNUG / STUDY

Providing a further reception room or home office with windows to front and side.

KITCHEN

The modern fitted kitchen with range of wall and base units with worktop and breakfast bar. Electric hob and double oven, integrated fridge / freezer and dishwasher. Window to rear.

UTILITY ROOM

With fitted wall and base units and space and plumbing for washing machine and tumble dryer. Door leads to the garden.

CLOAKROOM

With WC and washbasin set within a vanity unit. Window to front.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and window.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within vanity unit and shower. Heated towel rail and window.

BEDROOM 2

A double bedroom with windows and fitted wardrobes.

BEDROOM 3

A double bedroom with windows and fitted wardrobes.

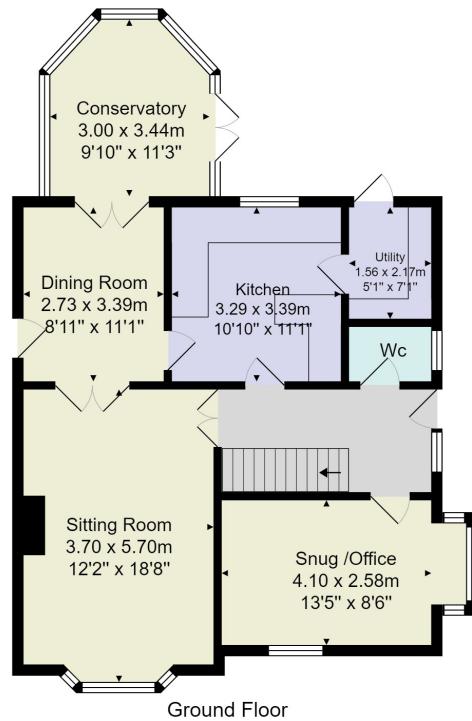
BEDROOM 4

A further double bedroom with window to side and fitted wardrobe.

BATHROOM

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

FLOOR PLAN

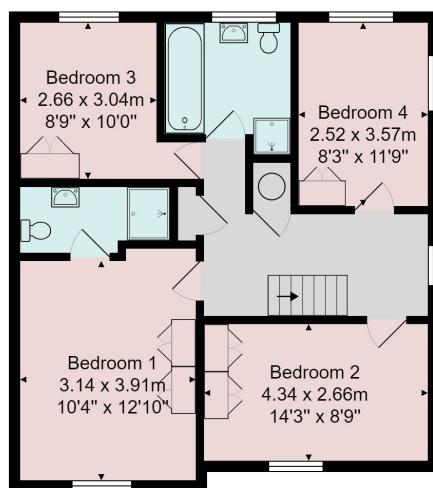


Total Area: 150.1 m² ... 1616 ft²

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

A generous driveway to the front provides ample off-road parking and leads to a detached double garage with power and electrically operated door. To the rear there is an attractive garden with well-stocked borders, paved sitting area and greenhouse.

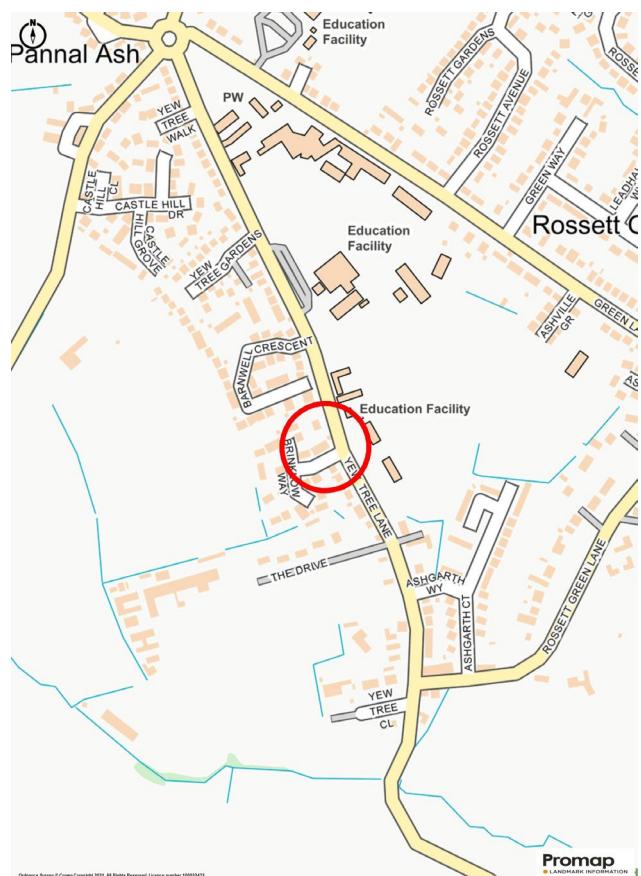
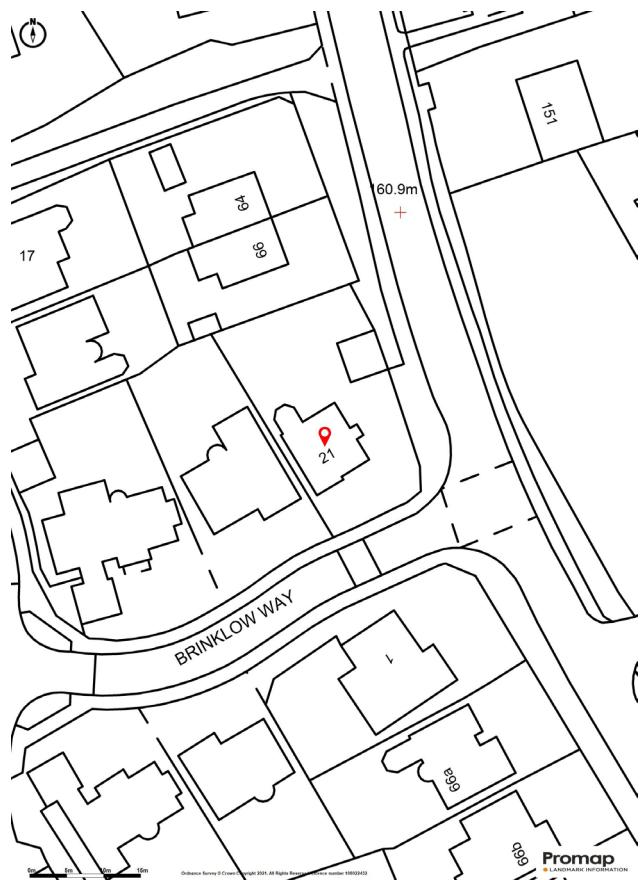
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	81

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	73	81

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk



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verityfearson.co.uk