



**8 Stone Rings Lane, Harrogate, North Yorkshire, HG2 9HY**

**£530,000**

Guide Price

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A superb four-bedroom detached family house enjoying a very fashionable and attractive position just off Leeds Road, close to open countryside.

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The property now in need of some cosmetic modernisation, offers generous accommodation benefitting from gas central heating and UPVC double glazing.

Stone Rings Lane is well placed on the south side of Harrogate, within walking distance of Marks and Spencer Food Hall, popular local shopping parade, Hornbeam Railway Station and Oatlands Junior and Infant Schools.





**GROUND FLOOR**  
**ENTRANCE HALL**  
Central heating radiator.

**CLOAKROOM**  
Wash basin, low flush WC and central heating radiator.

**LOUNGE**  
Window to front, fireplace, central heating radiator, sliding patio doors.

**DINING ROOM**  
Central heating radiator. Opening to:

**CONSERVATORY**  
Tiled floor and double doors to rear yard.

**BREAKFAST KITCHEN**  
Range of matching wall and base units, built in oven and hob, plumbing for washing machine and dishwasher, central heating radiator and window to rear. Walk in pantry cupboard, side entrance door.



**FIRST FLOOR**  
Landing, window to front.

**BEDROOM 1**  
Window to front, central heating radiator and built-in wardrobes.

**BEDROOM 2**  
Window to front, central heating radiator.

**BEDROOM 3**  
Window to rear, central heating radiator.

**BEDROOM 4**  
Window to rear, central heating radiator.

**BATHROOM**  
Three-piece coloured suite incorporating bath, pedestal wash basin and low flush WC. Part tiled walls and central heating radiator.



**OUTSIDE**  
Driveway leads to integral garage with up and over door.  
Mature and attractive front and rear garden with established planting.



**Tenure** - Freehold

**Council Tax Band** - F



Total Area: 168.9 m<sup>2</sup> ... 1818 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
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**Verity Frearson**

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)