



VERITY
FREARSON

8 WHEATLANDS GROVE, HARROGATE, HG2 8JH

£995,000

8 WHEATLANDS GROVE,

Harrogate, HG2 8JH

A most impressive five-bedroom family home with accommodation extending to over 3,000 square feet and attractive south-facing gardens, situated in a desirable south Harrogate location.

This super property provides beautifully presented accommodation whilst retaining attractive period features and provide spacious accommodation arranged over three floors. On the ground floor, there are two large reception rooms, together with a stunning open-plan living kitchen with patio doors leading to the garden, in addition to a downstairs WC and utility room. Upstairs, there are five bedrooms, including a master bedroom with an en-suite and dressing room together, with two further bathrooms. The property has an attractive south-facing garden and a driveway which provides ample off-road parking.

Situated in this fashionable and most convenient location on the south side of Harrogate, well served by excellent local amenities along Leeds Road, close to sought-after local schooling and just a short distance from Harrogate town centre via the famous Harrogate Stray.



Sitting Room With Balcony · Study / Snug · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · 3 En-Suites · House Bathroom

Off-Road Parking And Visitor Parking · Integral Garage · Landscaped Gardens







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A large reception room with bay window to front and further window to side. Attractive fireplace with wood-burning stove.

DINING ROOM

A further large reception room with windows to side and rear. Attractive stone fireplace with living- flame gas fire.

LIVING KITCHEN

A stunning open-plan living area and kitchen with space for dining table and contemporary Dik GeUrts wood-burning stove within a rustic brick fireplace. The kitchen comprises a range of quality fitted units with point for a range cooker, integrated dishwasher, microwave, fridges and freezer. Pantry. Windows to front and rear and glazed doors lead to the garden.

CLOAKROOM

With WC and washbasin. Heated towel rail.

UTILITY ROOM

With fitted units and worktop. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A large and impressive master suite with dressing room and en-suite. Attractive fireplace with electric fire and window to front. Fitted cupboard.

EN-SUITE SHOWER ROOM

With WC, washbasin set a top a vanity unit and free-standing bath. Heated towel rail.

BEDROOM 2

A double bedroom with windows to side and rear. Fitted wardrobe.

BEDROOM 3

A further bedroom with window to rear and fitted cupboards with shelving.

BATHROOM

A modern white suite with WC, twin washbasins and large walk-in shower. Windows to side, heated towel rail and fitted cupboard.

SECOND FLOOR

BEDROOM 4

A double bedroom with window to front in fitted cupboard.

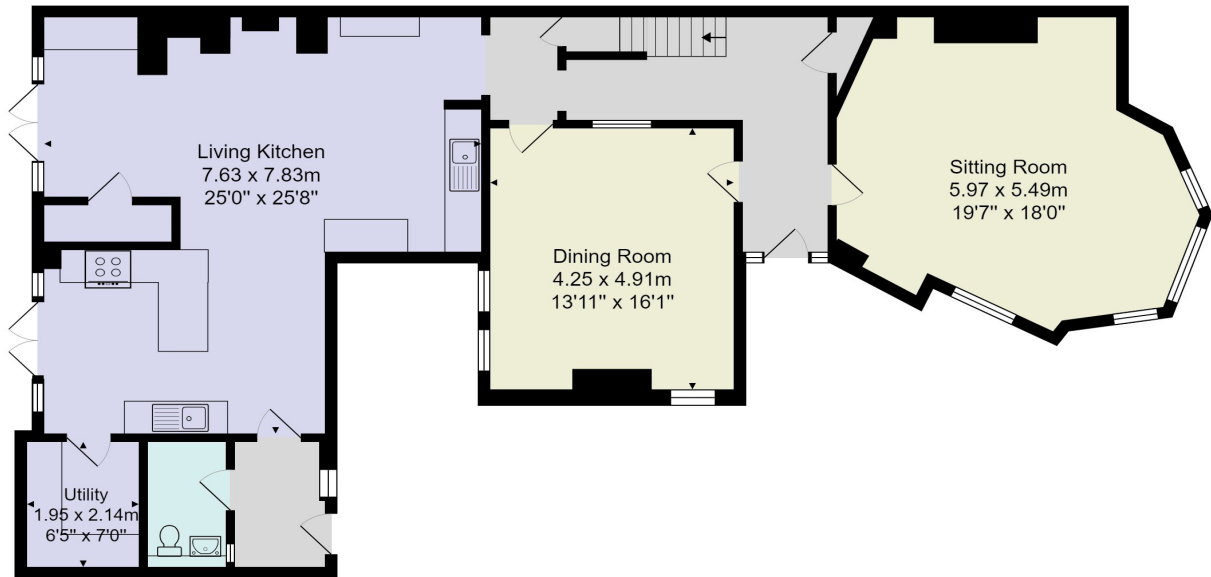
BEDROOM 5

A further double bedroom with window to rear.

SHOWER ROOM

With WC, washbasin and shower. Window to side and heated towel rail.

FLOOR PLAN

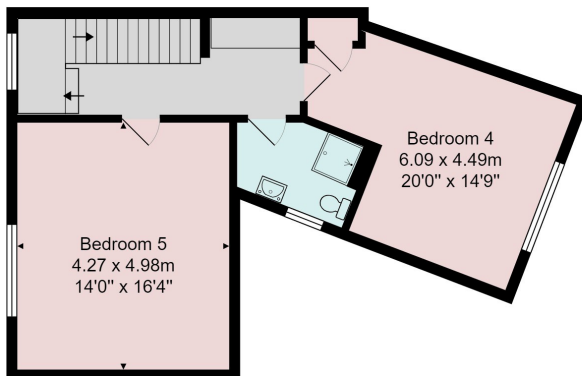


Ground Floor

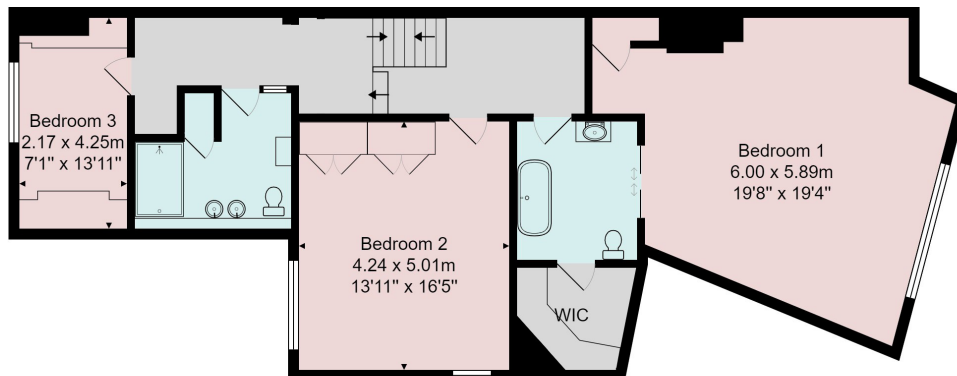
Total Area: 291.5 m² ... 3138 ft²

All measurements are approximate and for display purposes only.

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Second Floor



First Floor

Outside

To the rear of the property there is an attractive lawned garden and patio with well-stocked borders and summerhouse. A drive to the front provides off-road parking and there is a further enclosed patio area accessed via French doors from the kitchen.

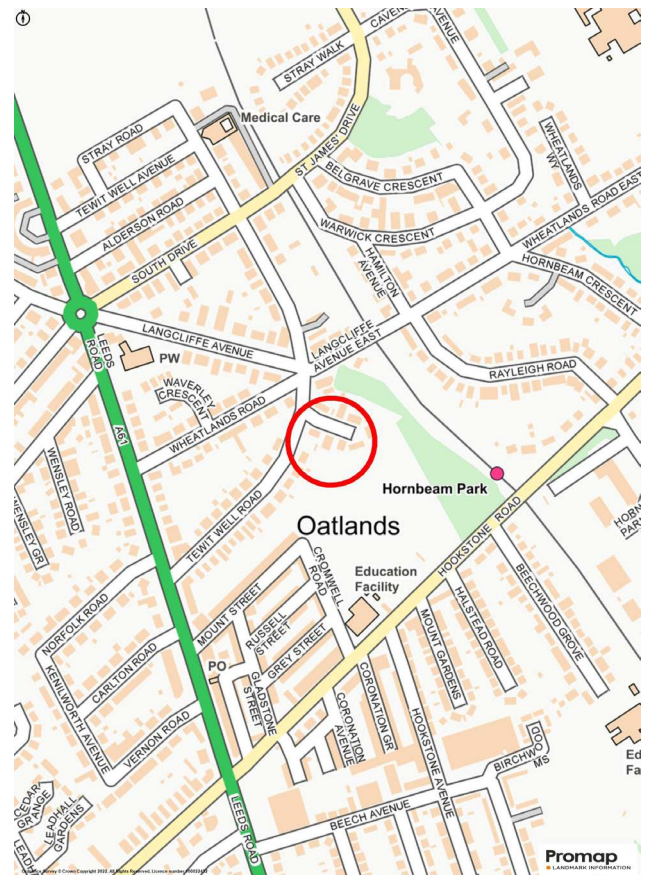
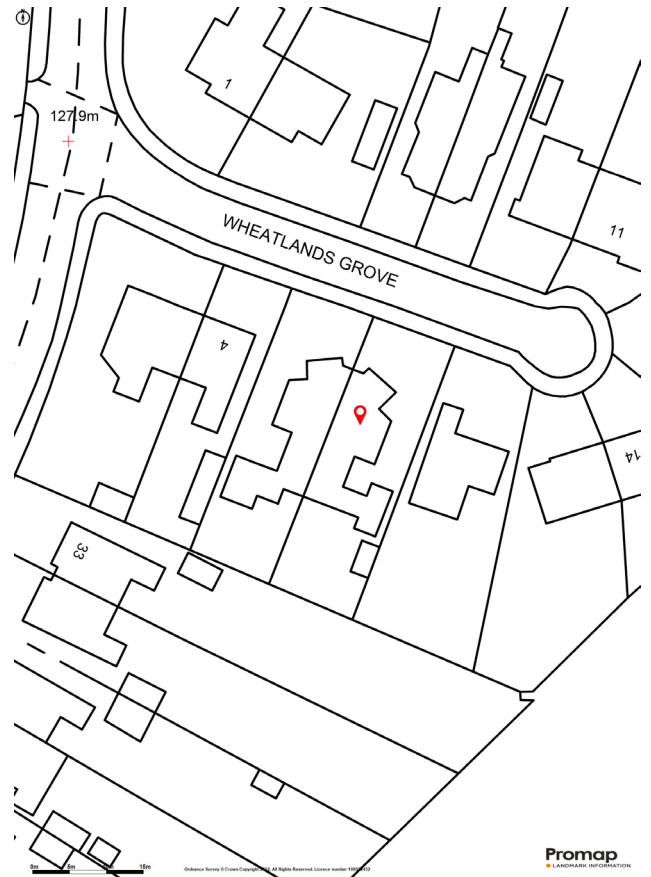
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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