



VERITY  
FREARSON

1A FULWITH ROAD, HARROGATE, HG2 8HL

GUIDE PRICE £795,000



# 1A FULWITH ROAD,

*Harrogate, HG2 8HL*

**A spacious and well-presented four-bedroom detached property occupying a generous plot, having a driveway, integral double garage and large rear garden, situated in this prime south Harrogate position on Fulwith Road.**

This impressive family home provides very good-sized living space, having a large L-shaped reception room, together with conservatory and garden room, study, downstairs WC and kitchen. Upstairs, there are four good-sized bedrooms, with the master bedroom having an en-suite shower room, and there is also a house bathroom. A particular feature of the property is the large and attractive rear garden with lawn and patio sitting areas and there is also a generous drive and integral double garage with electric door.

The property is situated in this desirable south Harrogate location on Fulwith Road, just off Leeds Road, and is well served by excellent local amenities, including shops and schools and is just a short distance from Harrogate town centre and the Stray.



Sitting / Dining Room · Garden Room · Study · Conservatory · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Off-Road Parking · Integral Double Garage · Large Lawned Gardens













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### CLOAKROOM

With WC and washbasin.

#### SITTING / DINING ROOM

A large L-shaped reception room with sitting and dining areas. Bay window to front and stone fireplace with wood-burning stove.

#### CONSERVATORY

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

#### KITCHEN

With a range of fitted wall and base units with worktop and breakfast bar. Induction hob and double oven, 2 integrated fridges and dishwasher.

#### STUDY

Providing a useful workspace.

#### UTILITY ROOM

With fitted units, sink, freezer space and plumbing for washing machine and appliances.

#### GARDEN ROOM

A further good-sized reception room with windows and glazed doors overlooking the garden.

### FIRST FLOOR BEDROOMS

There are four bedrooms on the first floor, which all have fitted wardrobes. The main bedroom has the benefit of an en-suite shower room.

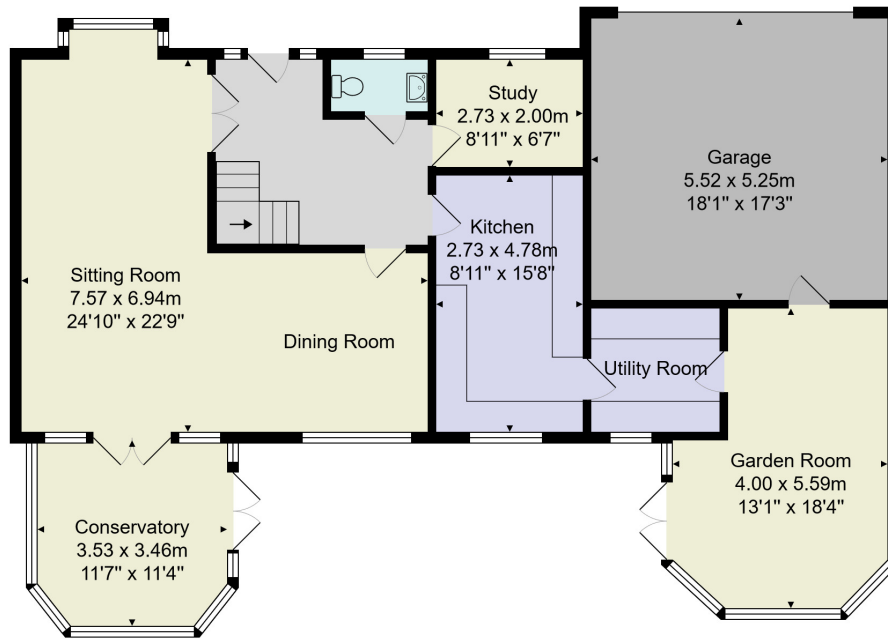
#### EN-SUITE SHOWER ROOM

A white modern suite with WC, washbasin, bidet and large walk-in shower. Heated towel rail.

#### BATHROOM

With WC, bidet, washbasin and bath with shower above.

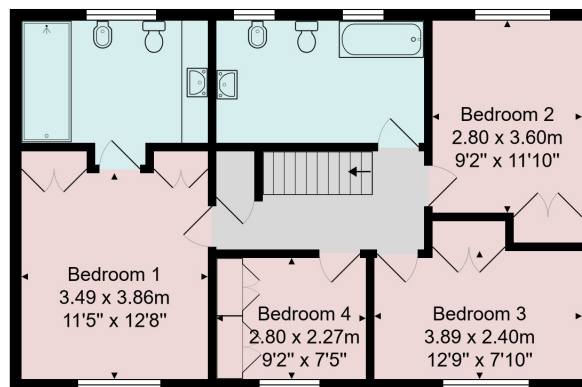
# FLOOR PLAN



Ground Floor

Total Area: 212.4 m<sup>2</sup> ... 2286 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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First Floor







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