



VERITY
FREARSON

54 HEATHER WAY, HARROGATE, HG3 2SH

GUIDE PRICE £440,000

54 HEATHER WAY,

Harrogate, HG3 2SH

A spacious and beautifully presented four bedroom detached house enjoying a delightful position at the head of a quiet cul-de-sac with an attractive aspect to the rear overlooking the adjoining woodland. A drive provides parking for three cars.

This super property has been extended to provide a stunning open-plan dining kitchen which has bi-folding doors overlooking the garden in addition to two ground floor reception rooms, and utility room and a downstairs WC. Upstairs, there are four bedrooms including a master bedroom with en-suite shower room, and a modern house bathroom. The property has an attractive rear garden with lawn, patio and decked sitting area.

The property is situated in a quiet position close to beautiful open countryside yet is close to excellent nearby amenities and Harrogate town centre.



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

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Garage · Lawned Garden To Rear With Open Aspect







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with window to front and glazed doors leading to the dining kitchen. Attractive fireplace with electric fire.

DINING KITCHEN

A stunning L-shaped dining kitchen with skylight windows, together with windows and bi-folding glazed doors overlooking the garden. Spacious dining area with tiled flooring and under-floor heating. The kitchen comprises a range of modern wall and base units with granite worktop, point for double cooker and integrated dishwasher.

SNUG / STUDY

A further reception room or useful workspace with bay window to front.

UTILITY ROOM

With wall and base units, sink and space and plumbing for washing machine and tumble dryer. Tiled floor.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and window to front.

EN-SUITE SHOWER ROOM

Modern white suite with WC, washbasin set within a vanity unit and shower. Heated towel rail, tiled floor and walls and window to front.

BEDROOM 2

A double bedroom with window to front and fitted wardrobes.

BEDROOM 3

A bedroom with window to rear.

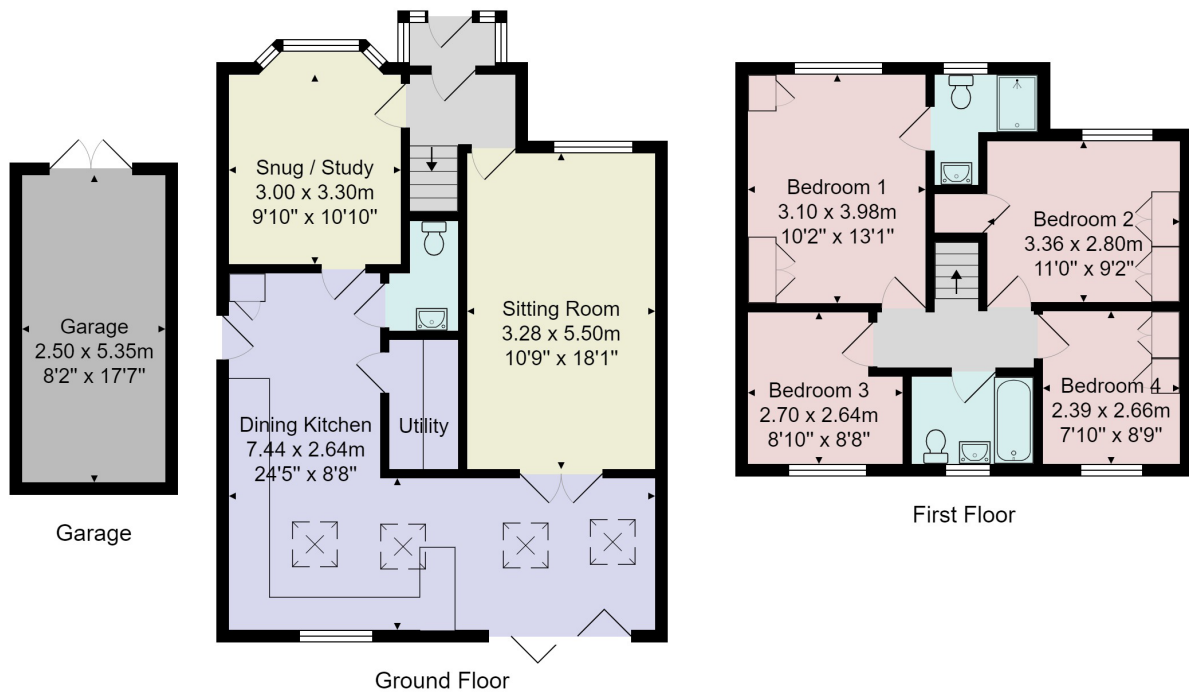
BEDROOM 4

A further bedroom with fitted wardrobes and dressing table with mirror. Window to rear.

BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Heated towel rail and window to rear.

FLOOR PLAN



Total Area: 118.9 m² ... 1279 ft² (excluding garage)

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

Parking for a single car to the front. Driveway to the side provides further parking for two cars and leads to a single garage. Also to the side of the house there is a large lean-to shed with electricity. To the rear of the property there is an attractive lawned garden with a patio and decked sitting area enjoying a private aspect to the rear overlooking the adjoining woodland.

Services

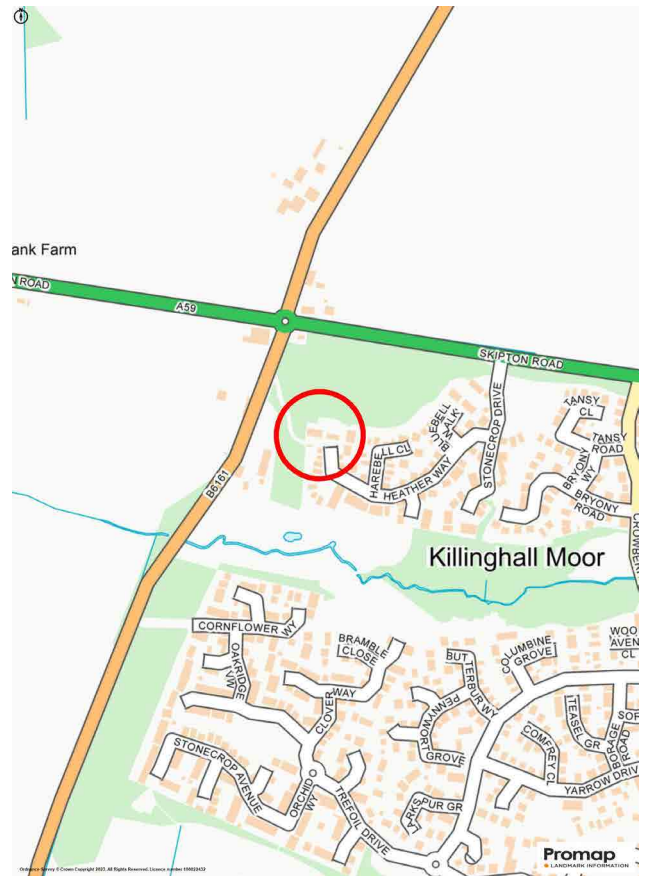
All mains services connected.

Tenure

Freehold

Council Tax Band - F

Ⓛ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

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





VERITY
FREARSON

verityfearson.co.uk