



19 Greenside Close, Harrogate, North Yorkshire, HG1 4WG

**£445,000**

Guide Price



## 19 Greenside Close, Harrogate, North Yorkshire, HG1 4WG

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A spacious and beautifully presented four-bedroom detached property with a good-sized lawned garden and timber garden room, in a delightful position overlooking the green and forming part of this desirable modern development.

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The generous accommodation comprises an impressive dining kitchen which overlooks the good-sized rear garden, together with a separate sitting room, utility room and downstairs WC. Upstairs, there are four good-sized double bedrooms, including a master bedroom with en-suite, and a modern house bathroom.

The property is situated in a delightful position overlooking the adjoining green and forms part of this quality modern development located between Harrogate and Knaresborough and well served by local amenities.







## **GROUND FLOOR**

### **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with window to front overlooking the adjoining green.

#### **DINING KITCHEN**

With a range of modern wall and base units with gas hob, oven with space for appliances. Spacious dining area with windows to rear and glazed doors leading to the garden.

#### **UTILITY ROOM**

With fitted units and space for appliances.

#### **CLOAKROOM**

With WC, washbasin and windows to side.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front.

### **EN-SUITE SHOWER ROOM**

A white modern suite with WC, washbasin and shower. Window to front.

### **BEDROOM 2**

A double bedroom with window to rear.

### **BEDROOM 3**

A double bedroom with window to front.

### **BEDROOM 4**

A double bedroom with window to rear.

### **BATHROOM**

A modern white suite with WC, washbasin, and bath with shower above. Window to rear.

### **OUTSIDE**

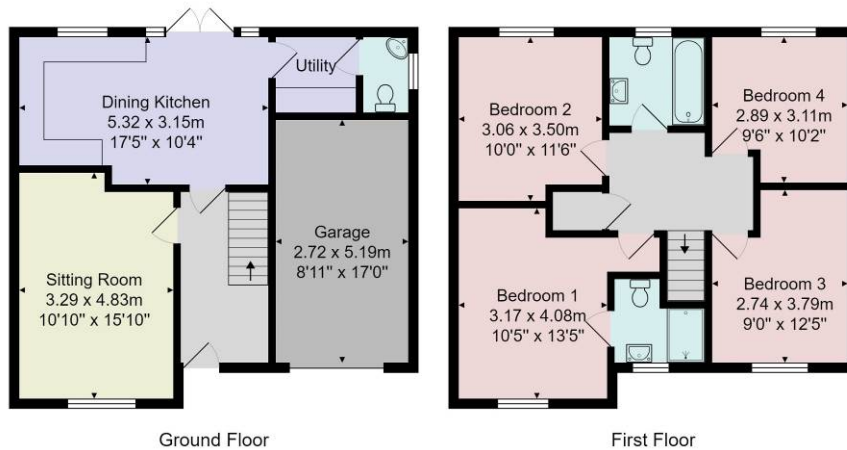
A double-width drive to the front of the property provides off-road parking and has an electric vehicle charging point and leads to a single garage. To the rear, there is a good-sized lawned garden with patio. In the garden there is a large timber garden room which is fully insulated and has a variety of potential uses, depending on the buyer's requirements, which may include, home office, gym, studio or bar.

**Tenure** - Freehold

**Council Tax Band** - E







Total Area: 104.7 m<sup>2</sup> ... 1127 ft<sup>2</sup> (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.

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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

