



VERITY
FREARSON

1 GRANTLEY DRIVE, HARROGATE, HG3 2ST

OFFERS OVER £475,000

I GRANTLEY DRIVE,

Harrogate, HG3 2ST

A fantastic opportunity to purchase a very spacious and beautifully presented five-bedroom property with attractive garden, in this convenient location.

This impressive property has been significantly extended and improved by the current owners in recent years to provide generous and flexible accommodation. On the ground floor, there is large living space comprising a sitting room, stylish kitchen, and dining room with glazed bi-folding doors leading to the garden. There is also a utility room and downstairs cloakroom. Upstairs, there are five good-sized bedrooms, including the main bedroom which has an en-suite shower room, and there is a stunning modern house bathroom. The property occupies a generous plot having a driveway and a large garden surrounding the property with lawn, decked and paved sitting areas. There is also a useful outside store.

The property is situated in this convenient location, well served by excellent local amenities and just a short distance from Harrogate town centre.



Sitting Room · Kitchen · Cloakroom · Utility

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Attractive Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room which is open plan to the dining room.

KITCHEN

A modern fitted kitchen with range of stylish wall and base units with range cooker, integrated dishwasher, fridge and freezer. Open plan to a large dining room which has glazed bi-folding doors leading to the garden.

CLOAKROOM

With WC and washbasin.

UTILITY

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

FIRST FLOOR BEDROOM 1

A double bedroom with window to front.

EN-SUITE SHOWER ROOM

A modern white suite comprising washbasin set within a vanity unit, and shower. Tiled walls and floor and heated towel rail.

BEDROOM 2

A further good-sized double bedroom with fitted cupboard.

BEDROOM 3

A double bedroom with window to rear.

BEDROOM 4

A double bedroom with window to rear.

BEDROOM 5

A further bedroom with window to side.

BATHROOM

A modern white suite comprising WC, washbasin set with a vanity unit, freestanding bath and large, walk-in shower. Tiled floor and heated towel rail.

FLOOR PLAN



Total Area: 146.5 m² ... 1577 ft²

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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Outside

A block-paved drive provides off-road parking. To the rear there is a good-sized and attractive garden with lawn, paved and decked sitting areas and outside store. Further lawned garden to the front.

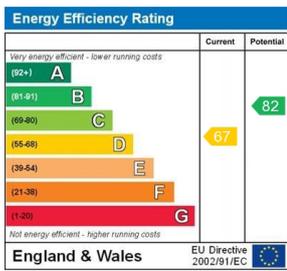
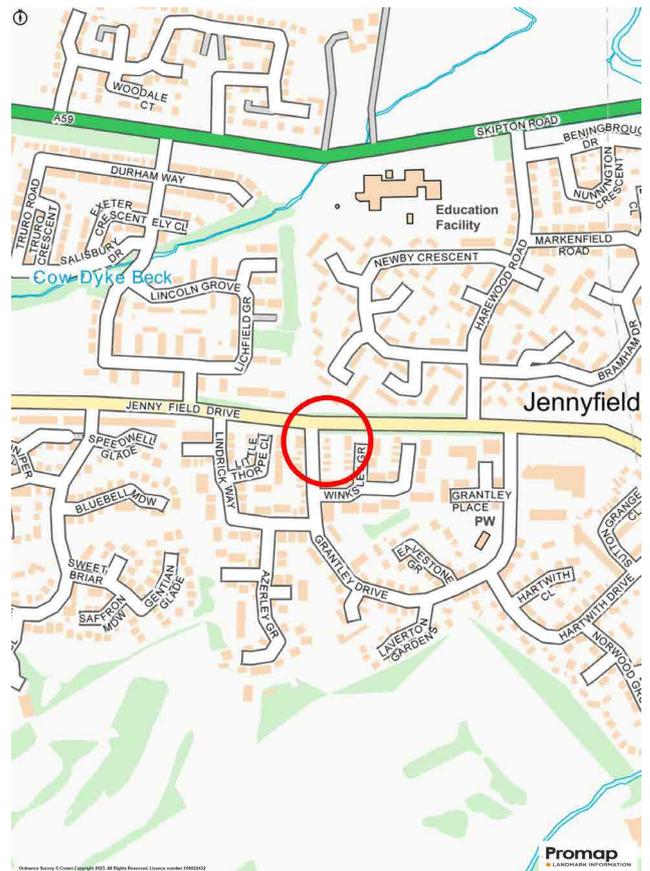
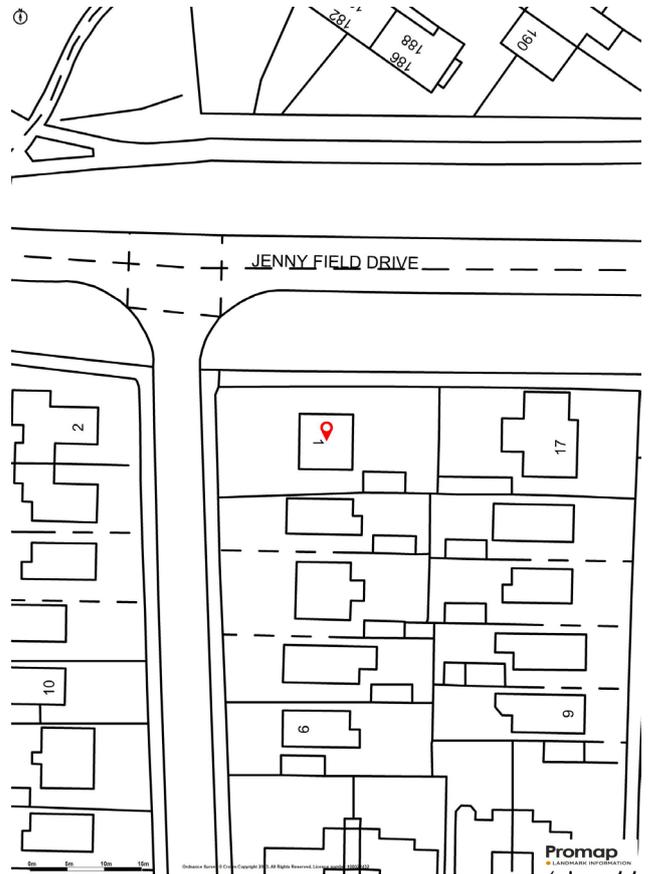
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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