



VERITY
FREARSON

9 CUNDALL WAY, HARROGATE, HG2 0DY

GUIDE PRICE £900,000

9 CUNDALL WAY,

Harrogate, HG2 0DY

A fantastic opportunity to purchase this substantial detached family home, occupying a generous plot with attractive gardens, driveway and double garage, in this excellent position on the south side of Harrogate close to sought-after schooling.

This impressive property provides generous accommodation which has been well maintained, but now offers buyers the opportunity to modernise and potentially extend to suit their own requirements, subject to obtaining the necessary consents. On the ground floor an oak panelled reception hallway leads to three good sized reception rooms as well as the garden room, dining kitchen, downstairs WC and utility. Upstairs, there are three large bedrooms, a bathroom and study.

The property has extensive south-facing lawned gardens with mature borders and summerhouse as well as various sitting areas. A drive provides parking and leads to a large double garage with electric doors.



Kitchen · Dining Room · Sitting Room · Family Room · Garden Room · WC · Utility

3 Bedrooms · Bathroom · Study/Occasional Bedroom

Ample Off-Road Parking · Double Garage · Summerhouse · Outside WC







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

An entrance vestibule leads to the reception hall which has attractive oak panelled walls and stairs leading to the first floor.

SITTING ROOM

A large reception room with attractive fireplace with living-flame gas fire and windows overlooking the garden.

DINING ROOM

A further good sized reception room with windows to front and attractive fireplace with living flame gas fire.

DINING KITCHEN

With dining area and windows to side and rear. Kitchen comprises a range of fitted wall and base units with granite worktops. Space for appliances.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and basin.

GARDEN ROOM

Providing a further large sitting area with windows and glazed doors overlooking the garden and glazed roof.

FAMILY ROOM

A further reception room with separate entrance to the front and glazed doors leading to the garden room.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and windows to rear. Shower cubicle and basin set within a vanity unit.

BEDROOM 2

A double bedroom with windows overlooking the garden.

BEDROOM 3

A double bedroom with window to front. Attractive tiled fireplace.

STUDY/OCCASIONAL BEDROOM

Providing a useful workspace with window to front. Potential to use as an occasional bedroom.

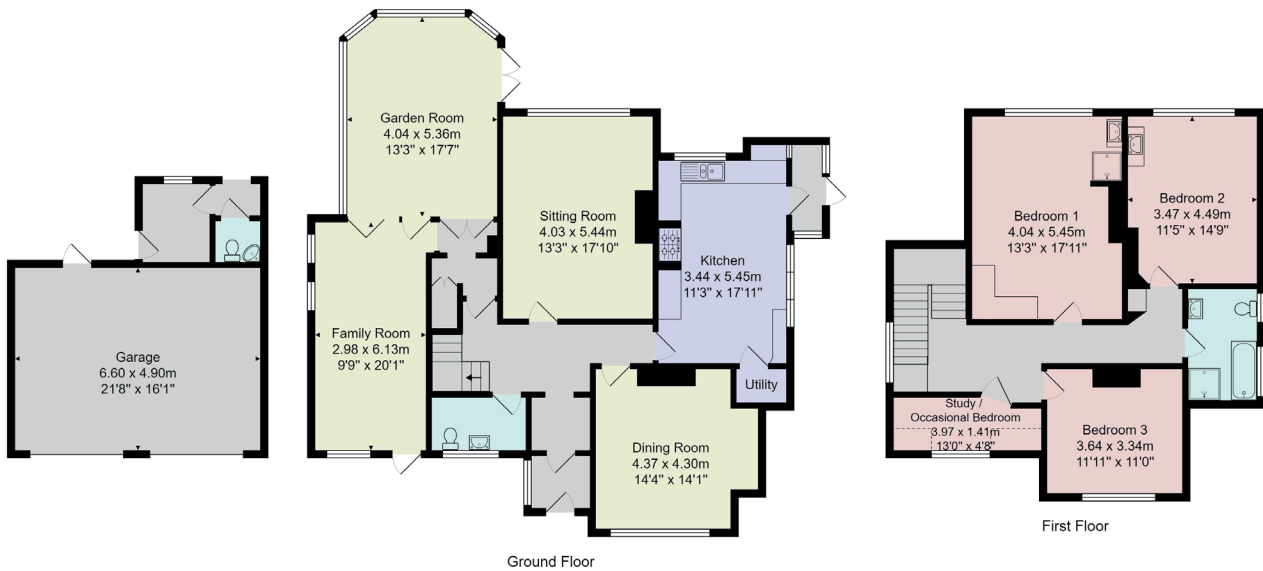
BATHROOM

A white suite comprising WC, basin set within a vanity unit, bath and shower. Heated towel rail.

LOFT

A pulldown ladder provides access to a part boarded loft, which provides a useful storage space with skylight window and power.

FLOOR PLAN



Total Area: 212.2 m² ... 2284 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.
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Outside

A particular feature of the property is the large and attractive garden. There is a drive which provides ample off-road parking and leads to a detached double garage which has an electric doors. There are attractive gardens to the front and to the rear there is an impressive lawned garden with mature, well-stocked borders and various sitting areas. Summerhouse, greenhouse, outside store/workshop and outside WC.

Position

Cundall Way is just a few minutes walk from the local amenities including a parade of shops on Cold Bath Road and is close to excellent local schools, including Harrogate Grammar School and Western Primary School. Offered for sale with no onward chain.

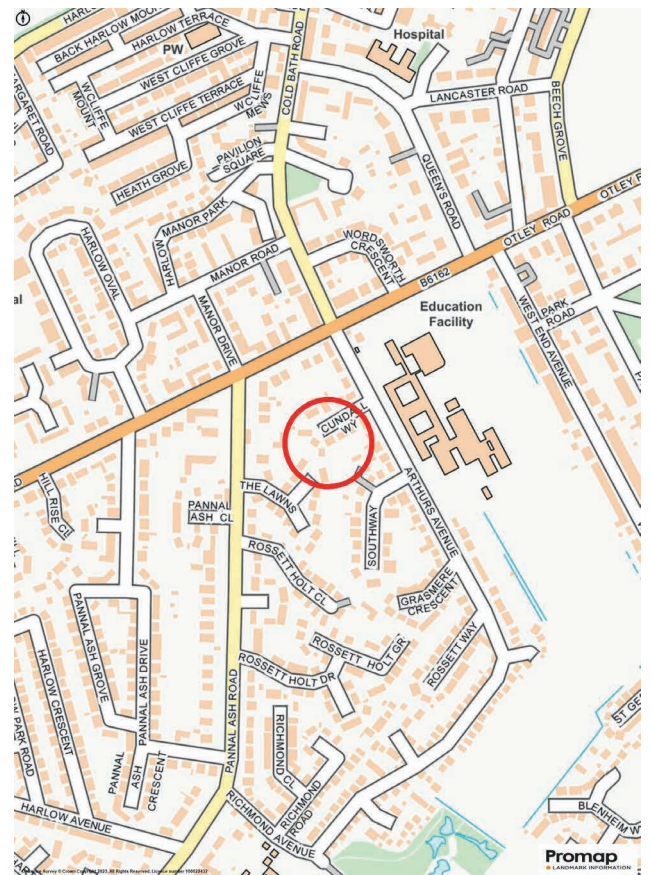
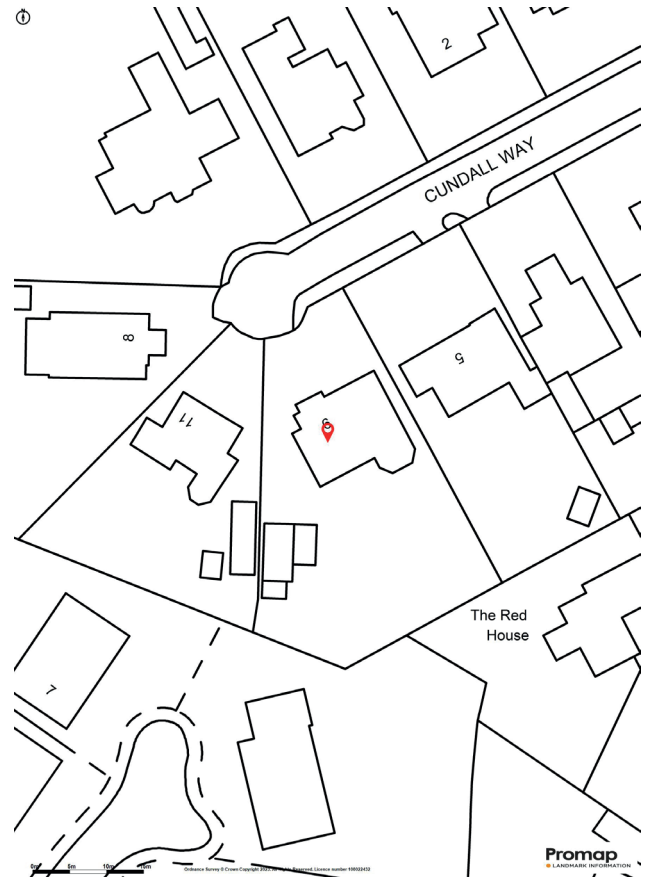
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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