



VERITY
FREARSON

15 PINWOOD GATE, HARROGATE, HG2 0JF

GUIDE PRICE £650,000

15 PINWOOD GATE,

Harrogate, HG2 0JF

A spacious and well-presented four-bedroom detached family home with an attractive garden, generous drive and double garage, situated in this desirable location close to the Pinwoods, within this popular area of Harrogate well served by excellent local amenities.

This super property provides generous and flexible accommodation with two reception rooms, plus a well-equipped kitchen, conservatory extension, study, utility room and WC. Upstairs, there are four good-sized bedrooms, modern house bathroom and en-suite shower room. A drive provides ample off-street parking and leads to a double garage, whilst there is an attractive rear garden with lawn, well-stocked borders and decked sitting area.

Pinwood Gate is a quiet cul-de-sac close to excellent local amenities and popular primary and secondary schools and within easy walking distance from Harrogate to town centre via the Pinwoods and the Valley Gardens.

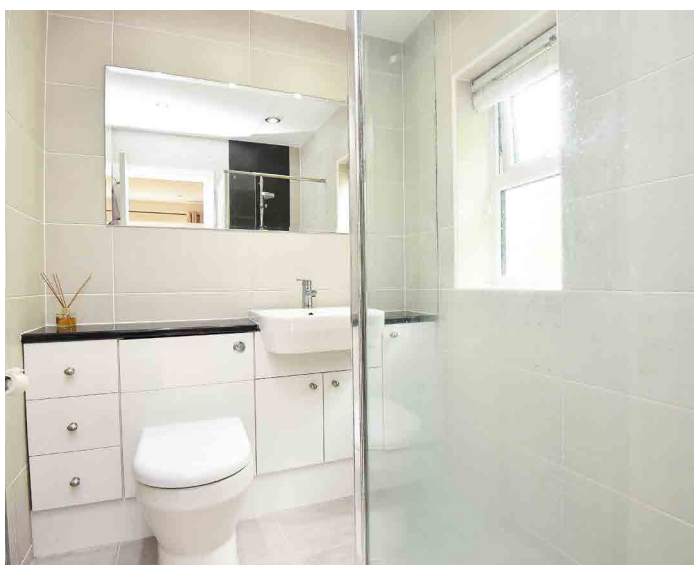


2 Reception Rooms · Conservatory · Study · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Lawned Gardens







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with bay window to front and glazed sliding doors leading to the garden. Attractive stone fireplace with living-flame gas fire.

DINING ROOM

A further reception room with glazed doors leading to a conservatory.

CONSERVATORY

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

KITCHEN

With a range of quality fitted wall and base units with range cooker and integrated appliances.

UTILITY ROOM

With fitted units, worktop, sink and plumbing for washing machine. External door to side.

CLOAKROOM

With WC and washbasin.

STUDY

Providing a useful workspace.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms, including the main bedroom which has an extensive range of fitted wardrobes and en-suite shower room.

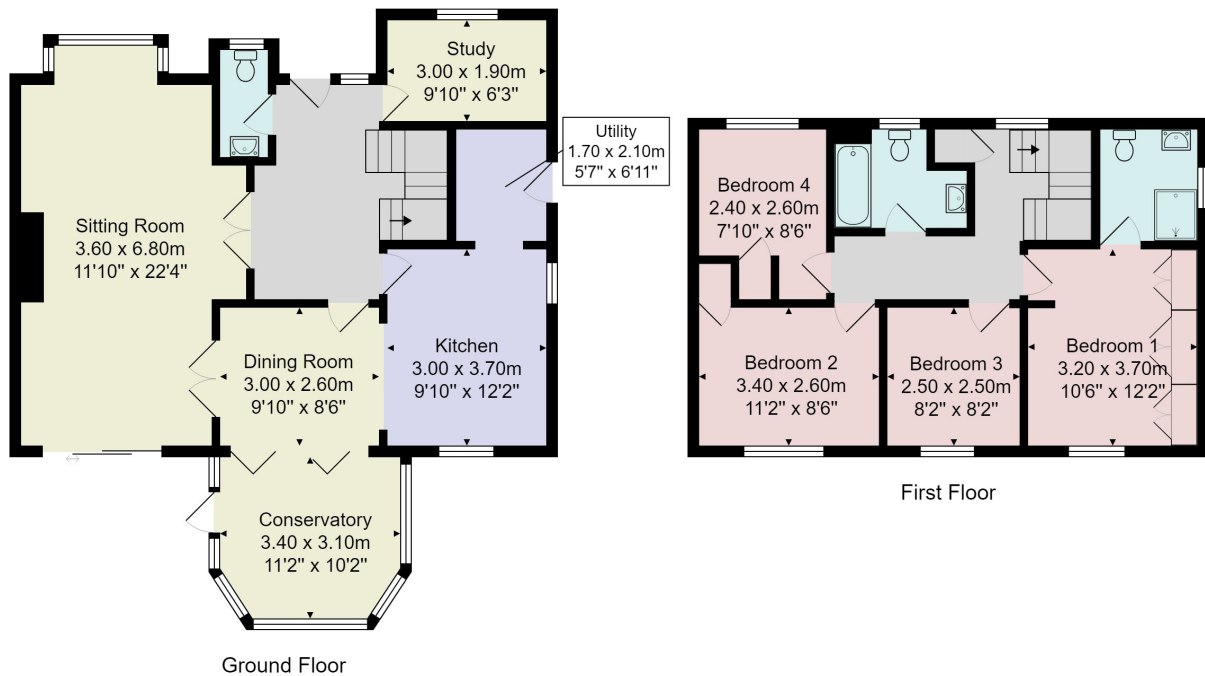
EN-SUITE SHOWER ROOM

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

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail. Tiled walls and floor.

FLOOR PLAN



Total Area: 139.7 m² ... 1504 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A drive to the front of the property provides ample off-road parking and leads to a double garage. To the rear of the property there is an attractive garden with lawn, well-stocked planted borders and decked sitting area.

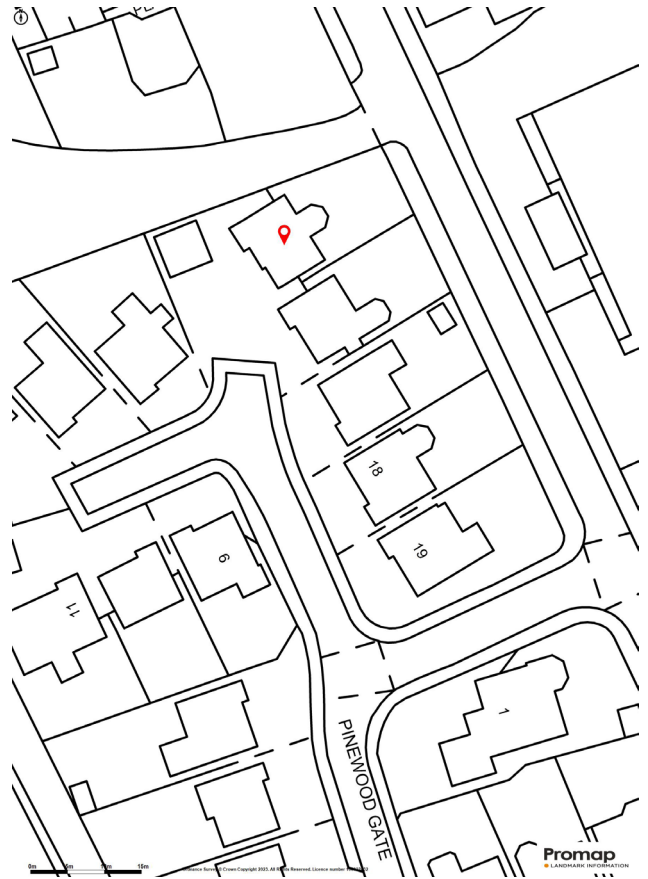
Services

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		
(39-54)	E	58	
(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