



VERITY  
FREARSON

9 MASHAM CLOSE, HARROGATE, HG2 8QG

OFFERS OVER £525,000



## 9 MASHAM CLOSE,

*Harrogate, HG2 8QG*

**A superb four / five bedroom detached family house situated in an attractive and established residential position to the south side of Harrogate, close to open countryside and excellent schools, whilst being conveniently located for daily commuting to Yorkshire's principal business districts.**

A particular feature of the home is its generous corner plot with driveway and single garage. An internal viewing is recommended to appreciate this extended and flexible accommodation.



2 Reception Rooms · Dining Kitchen · Cloakroom

4/ 5 Bedrooms · Shower Room · Bathroom

Off-Road Parking · Single Garage · Extensive Lawned Gardens













## ACCOMMODATION

### GROUND FLOOR

This appealing, ideal family home has been extended in recent years with the addition of a garden room, having bi-folding doors opening onto strategically positioned decked terracing having a southerly aspect over the rear garden. A central hallway opens into a well-proportioned sitting room, having a feature fireplace. The dining kitchen is also of generous proportions, with double doors also opening onto the terracing, ideal for summer entertaining.

### FIRST FLOOR

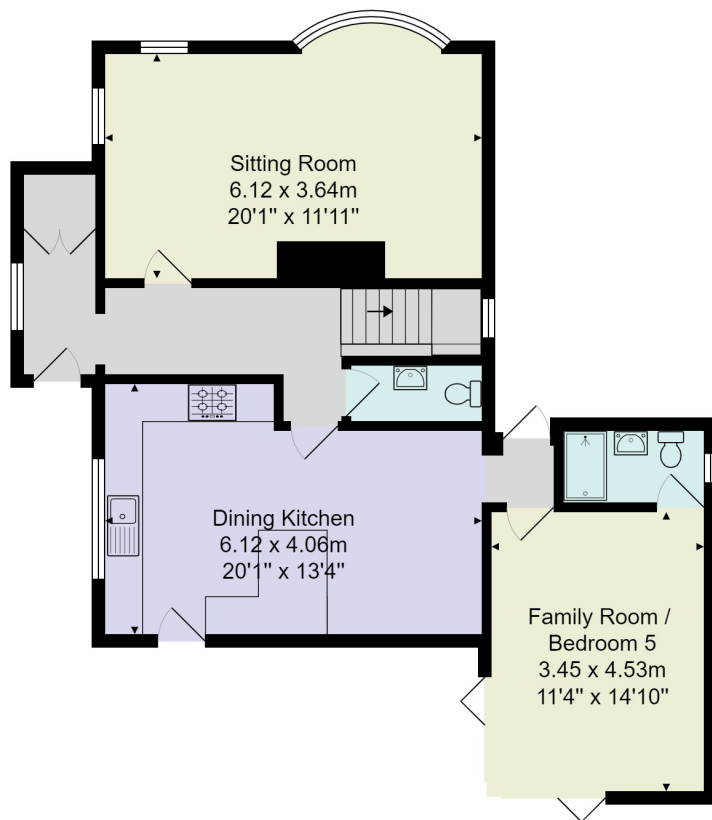
With four first-floor bedrooms and a refitted house bathroom, the layout also offers flexibility for the garden room to be used as a fifth bedroom, given an en-suite shower room.

### OUTSIDE

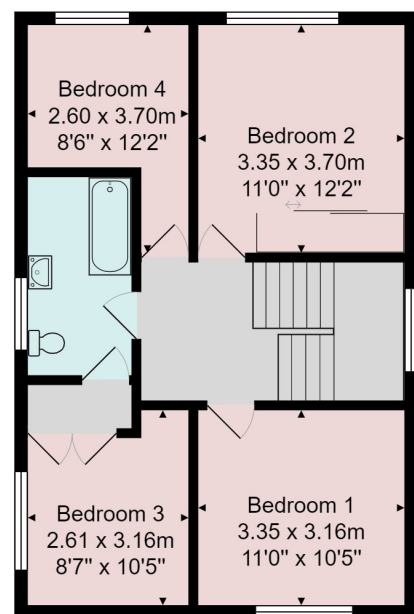
The property occupies a generous corner plot with extensive lawns to the front and an enclosed rear garden that complements family living.



# FLOOR PLAN



Ground Floor



First Floor

Total Area: 140.8 m<sup>2</sup> ... 1515 ft<sup>2</sup>

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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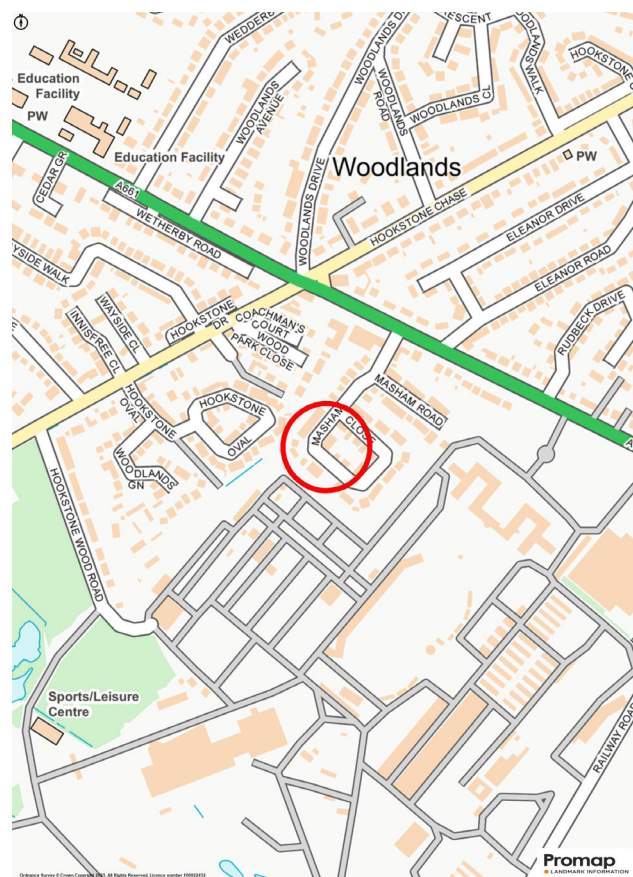
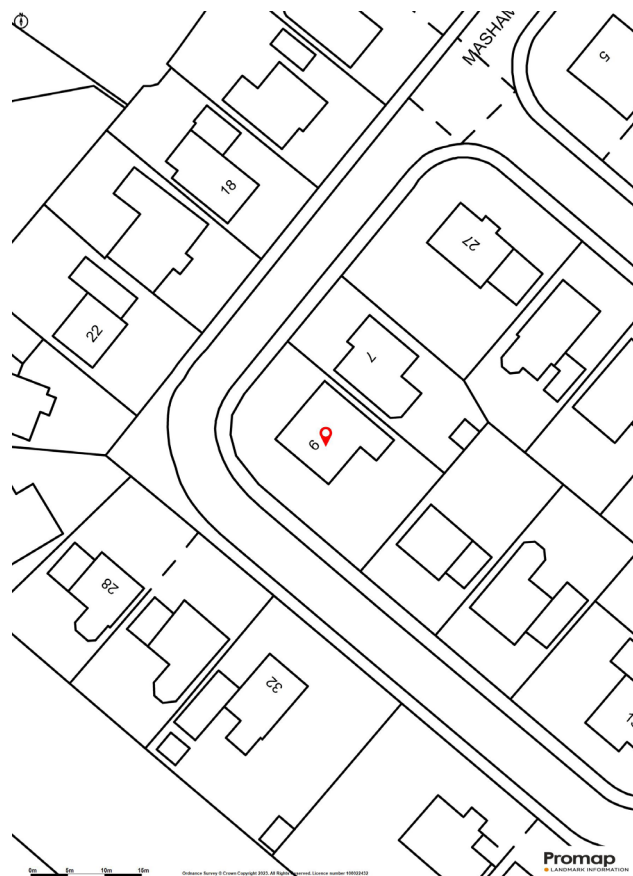
## Services


All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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			

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