



VERITY
FREARSON

95 HUTTON GATE, HARROGATE, HG2 9QG

GUIDE PRICE £825,000

95 HUTTON GATE,

Harrogate, HG2 9QG

A most impressive four-bedroom family home enjoying an attractive position occupying a large corner plot forming part of this exclusive cul-de-sac of homes, conveniently located within walking distance of Harrogate Grammar School and other well-regarded private and public schools, a Marks & Spencer Food Hall, excellent local shopping parade and Hornbeam Park railway station. Hutton Gate is also well placed to the south side of Harrogate, ideal for daily commuting to Yorkshire's principal business districts.

The property provides generous and flexible accommodation, presented to a good standard. On the ground floor there are two good-sized reception rooms, together with a well-equipped kitchen, utility room, cloakroom and office / snug. Upstairs, there are four double bedrooms, two of which have en-suite shower rooms, together with a modern house bathroom. A driveway to the front of the property provides off-road parking and leads to a double garage, whilst to the rear there is a very good-sized, attractive garden with lawn and sitting areas. Offered for sale with no onward chain.



The Breeze House is
AVAILABLE BY SEPARATE NEGOTIATION.

2 Reception Rooms · Snug / Office · Dining Kitchen · Cloakroom · Utility Room

4 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Good-Sized South-Facing Lawned Garden With Extensive Decking
Incorporating Separate Dining And Seating Areas, Ideal For Entertaining · Timber-Clad Garden Office / Garden
Room







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with windows to front and rear and glazed doors leading to the garden. Fireplace with living-flame gas fire.

DINING ROOM

A further reception room with window overlooking the garden.

DINING KITCHEN

With space for a dining table and a fitted kitchen comprising a range of wall and base units with gas hob, double oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

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

CLOAKROOM

With WC and washbasin.

SNUG / OFFICE

A further reception room or workspace.

FIRST FLOOR BEDROOMS

There are four good-sized double bedrooms, including two with en-suites. (both ensuite bedrooms have fitted wardrobes).

EN-SUITE 1

A white suite comprising WC, washbasin, bath and shower. Heated towel rail.

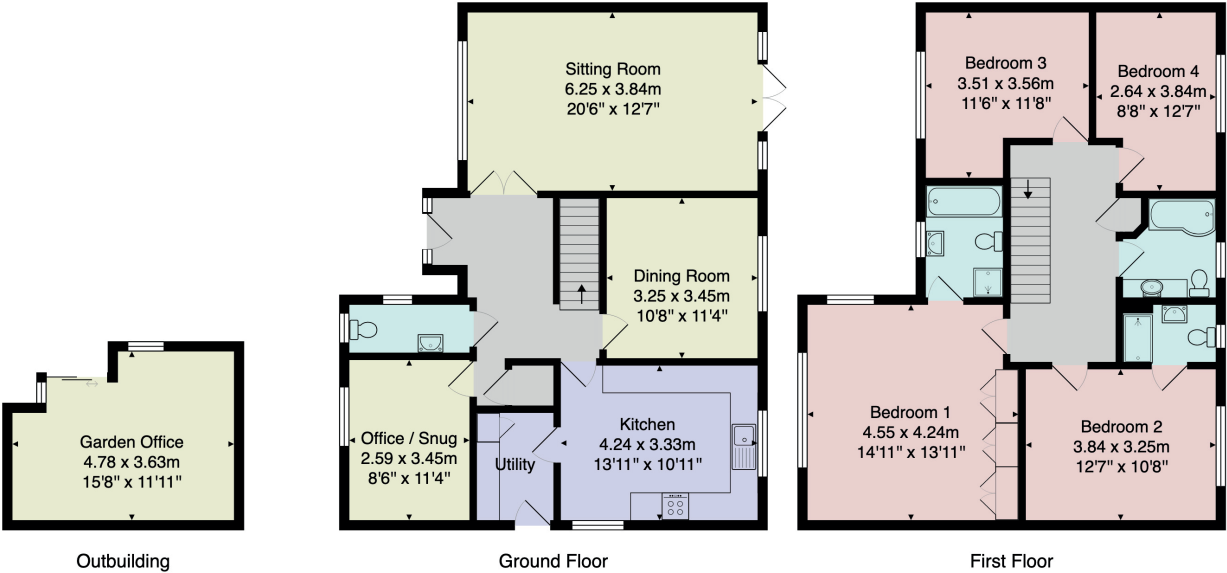
EN-SUITE 2

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

BATHROOM

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

FLOOR PLAN



Total Area: 176.9 m² ... 1904 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 driveway provides parking and leads to a double garage. To the rear of the property there is a very large south eastly facing garden providing a sunny aspect all day long with lawn and extensive decking incorporating separate dining and seating areas ideal for entertaining. The garden is private due to the corner position and mature planting. There is a Timber-Clad Garden Office / Garden Room.

The Breeze House is AVAILABLE BY SEPARATE NEGOTIATION.

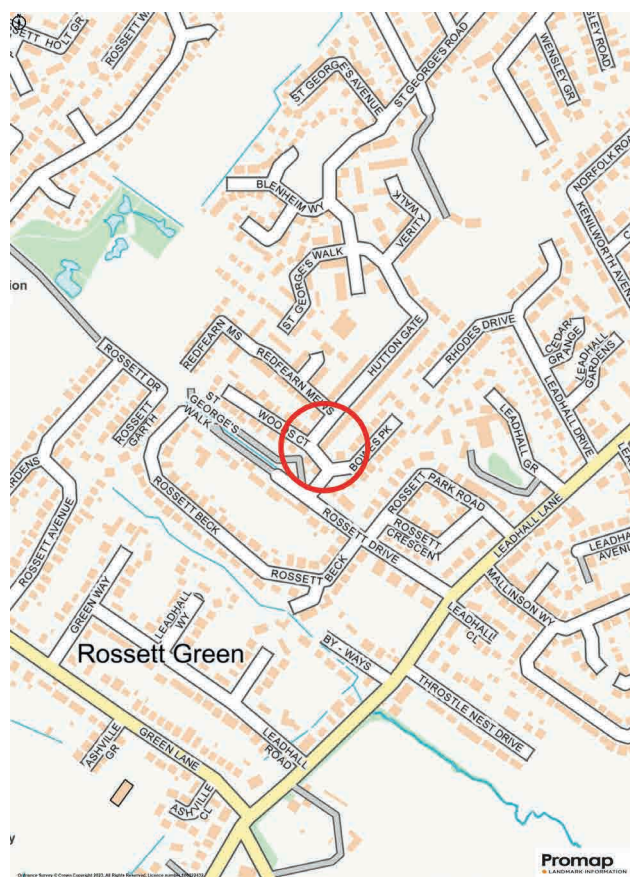
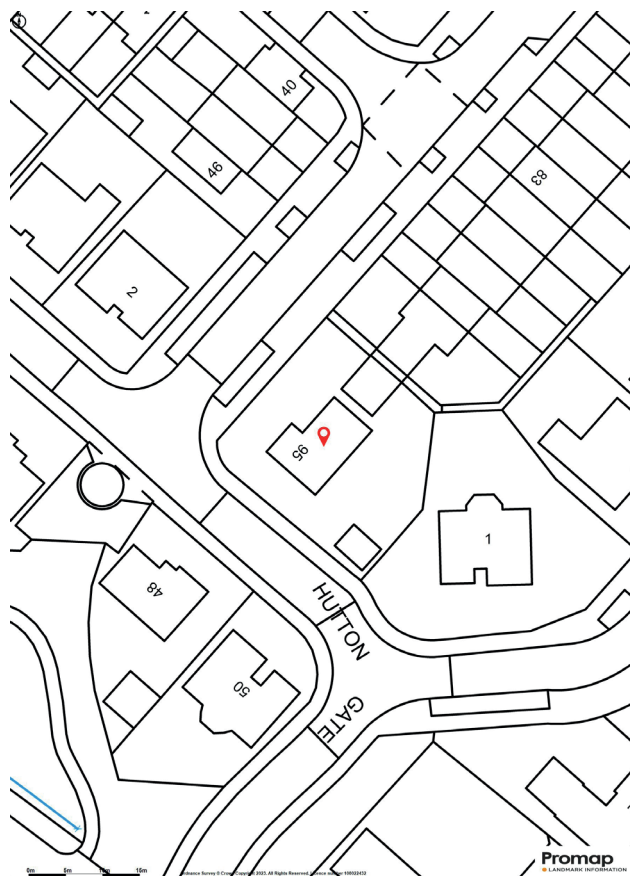
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Harrogate

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