



VERITY  
FREARSON

1 STONE RINGS LANE, HARROGATE, HG2 9HY

£925,000



# I STONE RINGS LANE,

*Harrogate, HG2 9HY*

**A most impressive five-bedroom detached family house offering spacious accommodation extending to over 3,000 square feet with a good sized garden, enjoying a particularly attractive position on one of the most desirable and fashionable positions on the south side of Harrogate.**

The spacious and flexible accommodation comprises a large reception hall, which leads to the generous sitting room, dining room and dining kitchen. There is also a utility room, downstairs WC, office and conservatory extension. On the first floor there are five good-sized bedrooms, including the main bedroom with a dressing room and en-suite bathroom, as well as the house bathroom. A driveway provides ample off-road parking and leads to the integral garage, whilst to the rear of the property there is an attractive garden with lawn and patios.

Stone Rings Lane is a desirable tree-lined road, well placed place to excellent amenities and for daily commuting to Yorkshire's principal districts. Offered for sale with no onward chain.



Sitting Room · Kitchen · Dining Room · Garden Room · Office · Utility · Cloakroom

5 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Double Garage · Garden













## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with attractive stone fireplace and living-flame gas fire.

#### **KITCHEN**

With fitted units, worktop and sink. Electric hob, integrated oven, AGA. Space for appliances. Pantry.

#### **DINING ROOM**

A further reception room with glazed doors leading to the garden.

#### **GARDEN ROOM**

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

#### **OFFICE**

Providing a useful, workspace or further reception room / snug.

#### **UTILITY ROOM**

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

#### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOMS**

There are five good-sized bedrooms, including a large master bedroom with dressing room and en-suite bathroom.

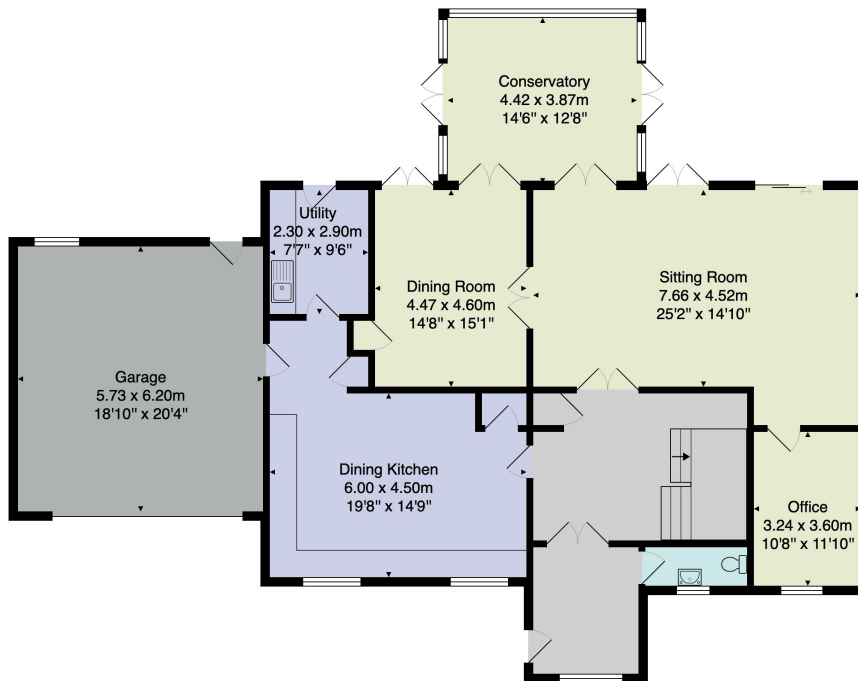
#### **EN-SUITE BATHROOM**

A white suite comprising WC, washbasin set within a vanity unit, free-standing bath and shower. Heated towel rail.

#### **BATHROOM**

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

# FLOOR PLAN

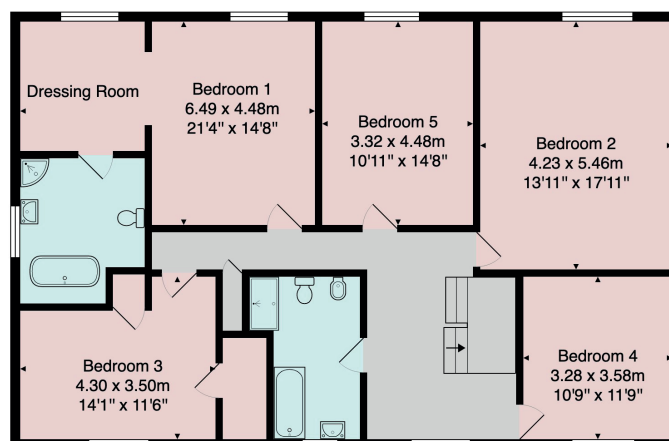


Ground Floor

Total Area: 281.7 m<sup>2</sup> ... 3032 ft<sup>2</sup> (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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



First Floor



**Outside**

A driveway provides parking and leads to a double garage with light and power and electric door. Attractive and good-sized rear garden with lawn, patio and mature borders.

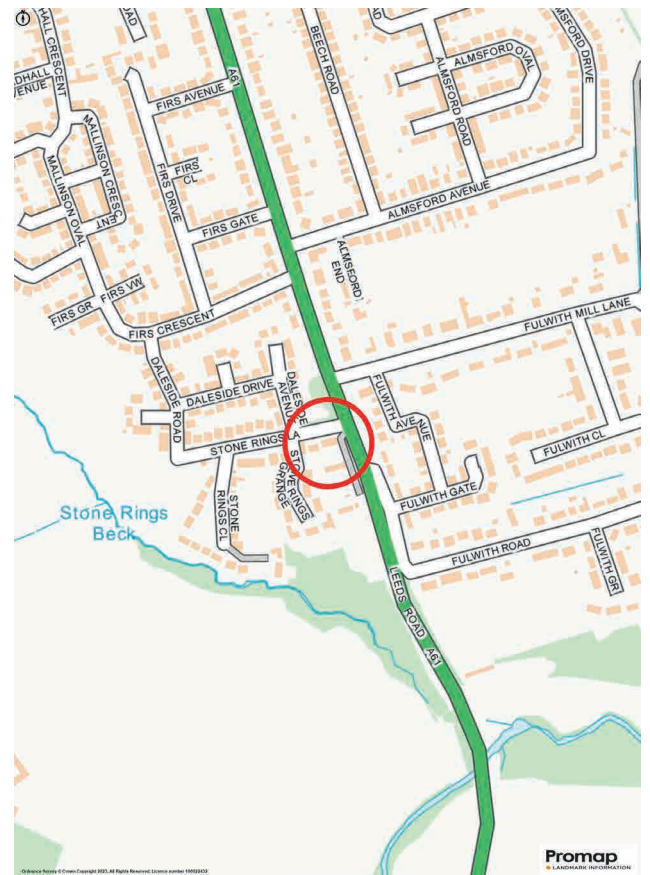
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
A	(92-100)		
B	(81-91)		
C	(69-80)	72	78
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			

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