



VERITY
FREARSON

15 INNISFREE CLOSE, HARROGATE, HG2 8PL

OFFERS OVER £500,000

15 INNISFREE CLOSE,

Harrogate, HG2 8PL

A deceptively spacious four-bedroomed chalet-style property providing extended and well-presented accommodation occupying a delightful end of cul-de-sac position off Hookstone Drive on the south side of Harrogate.

The generous and flexible accommodation comprises a large sitting room, a stunning open-plan extended living kitchen and a second reception room / office, together with two ground-floor double bedrooms and a shower room. On the first floor there are two further good-sized bedrooms and a modern bathroom. The property occupies a particularly generous plot and has an attractive garden with lawn and sitting areas and has the benefit of a driveway and garage.

This excellent property is situated in an attractive and convenient location being within easy reach of local schools, shops, supermarkets, Hornbeam Park railway station and the Harrogate southern bypass.



Sitting Room · Dining Kitchen · Office/Snug

4 Bedrooms · Shower Room · Bathroom

Off-Road Parking · Single Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with open fire and windows to two sides.

SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 1

A large double bedroom with window overlooking the garden.

BEDROOM 2

A double bedroom with window overlooking the garden.

OFFICE / SNUG

A further reception room or office with window to front and patio doors leading to the front garden.

DINING KITCHEN

A modern, extended kitchen and living / dining area with windows, bi folding doors overlooking the garden and skylight windows. The kitchen comprises a range of modern fitted units with double ovens, washing machine, tumble dryer and dishwasher.

FIRST FLOOR

BEDROOM 3

A double bedroom with fitted wardrobes.

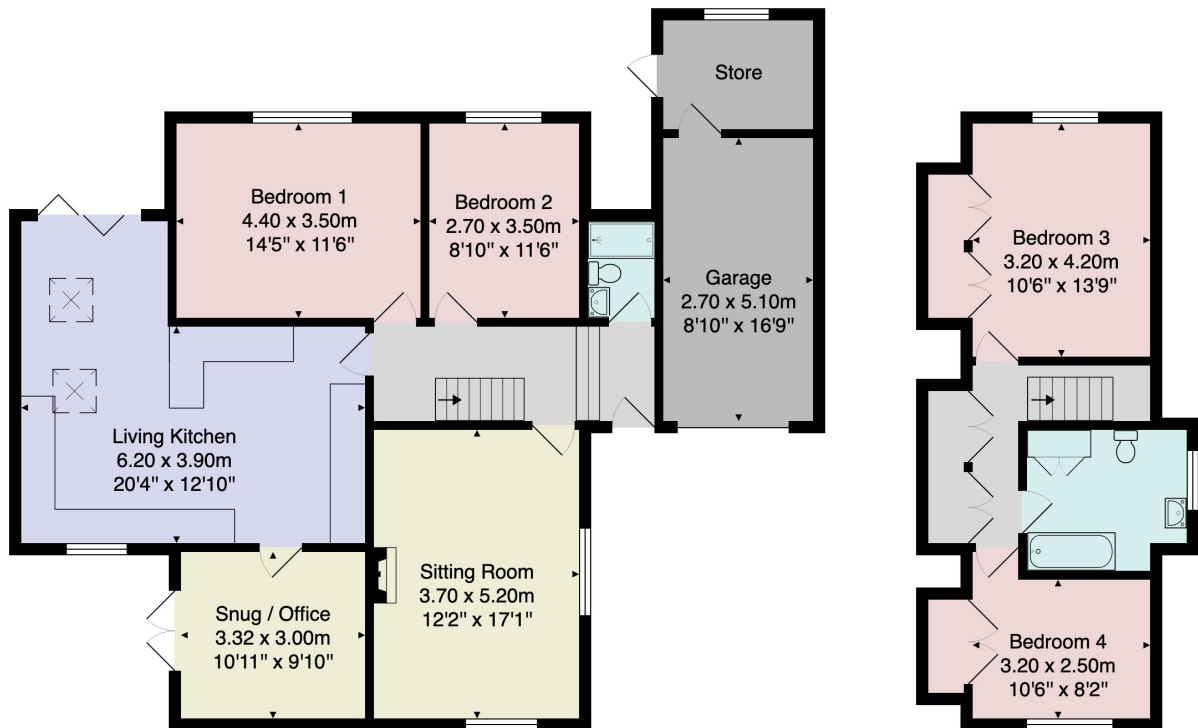
BEDROOM 4

A further double bedroom with fitted wardrobes.

BATHROOM

A white modern suite comprising WC, washbasin and bath. Marble-tiled walls and floor. Heated towel rail. Fitted cupboards.

FLOOR PLAN



Total Area: 139.9 m² ... 1506 ft² (excluding garage, store)

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

The property occupies a large plot and has a particularly good-sized and attractive rear garden with lawn, various sitting areas and well-stocked borders. A drive to the front of the property provides parking and leads to a single garage and storeroom.

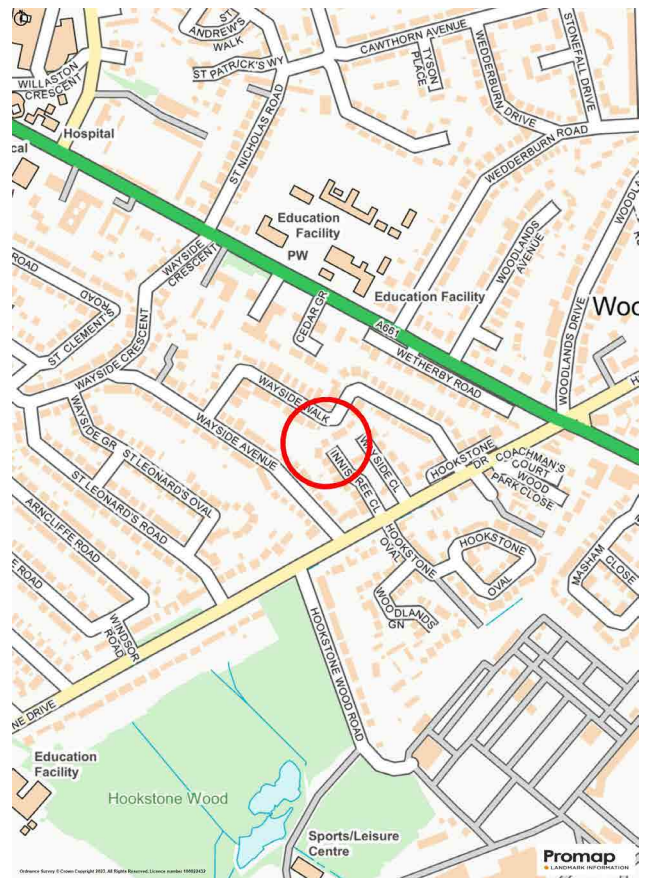
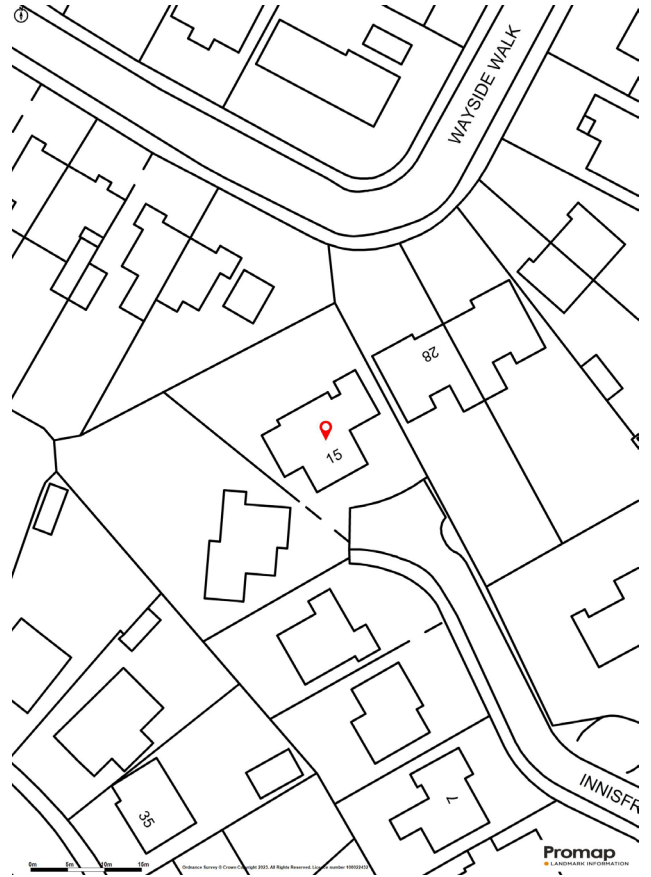
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(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			

Harrogate

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