



VERITY  
FREARSON

1 ST RONAN'S CLOSE, HARROGATE, HG2 8LF

GUIDE PRICE £535,000

# 1 ST RONAN'S CLOSE,

*Harrogate, HG2 8LF*

**A beautifully presented three / four bedroom detached bungalow, with attractive garden, situated in this quiet and convenient location within the sought-after "Saints" area of Harrogate.**

This super bungalow provides very well presented and flexible accommodation . On the ground floor, there is a large reception room together with a high-quality fitted kitchen, two double bedrooms, en-suite shower room and a modern bathroom with underfloor heating. Stairs lead to the first floor where there is a further double bedroom and a study/ single bedroom. The property occupies an attractive plot with a driveway and good-sized garden with lawn and paved sitting area.

The property is situated on a quiet cul-de-sac within this popular area of Harrogate, well served by excellent local amenities, close to highly regarded schools and is just a short distance from the town centre via the famous Harrogate Stray. No onward sale chain.

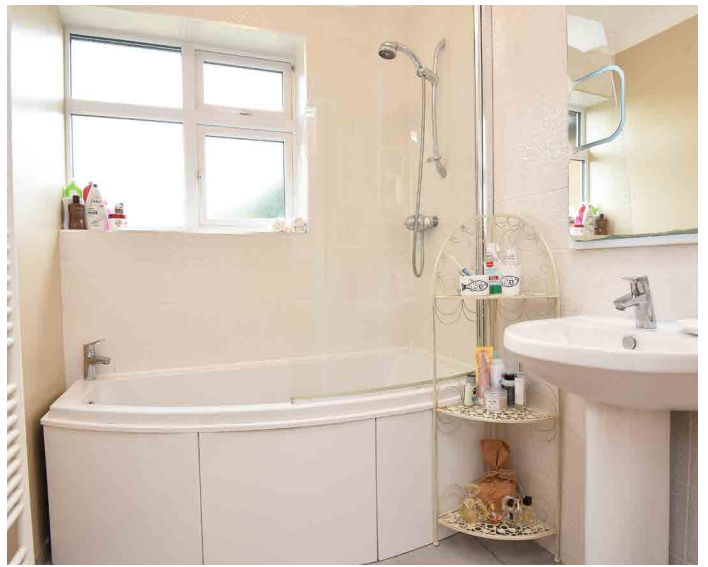


Sitting / Dining Room · Kitchen

4 Bedrooms · Bathroom

Off-Road Parking · Good-sized Garden · Shed







## ACCOMMODATION

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

#### **SITTING / DINING ROOM**

A large reception room with a sitting and dining areas with glazed doors leading to the garden.

#### **KITCHEN**

With space for dining table, window and glazed door overlooking the garden. The kitchen comprises a range of quality wall and base units with granite worktops, sink with boiling water tap, induction hob, double oven, integrated dishwasher and fridge.

### **BEDROOM 1**

A double bedroom with fitted wardrobe. Utility cupboard with space and plumbing for washing machine and tumble dryer.

#### **EN-SUITE SHOWER ROOM**

A white suite comprising WC, washbasin and shower.

### **BEDROOM 2**

A good sized double bedroom.

### **BATHROOM**

Modern white suite comprising basin and bath with shower above. Heated towel rail. Tiled walls and floor with underfloor heating. Separate WC with basin.

### **FIRST FLOOR**

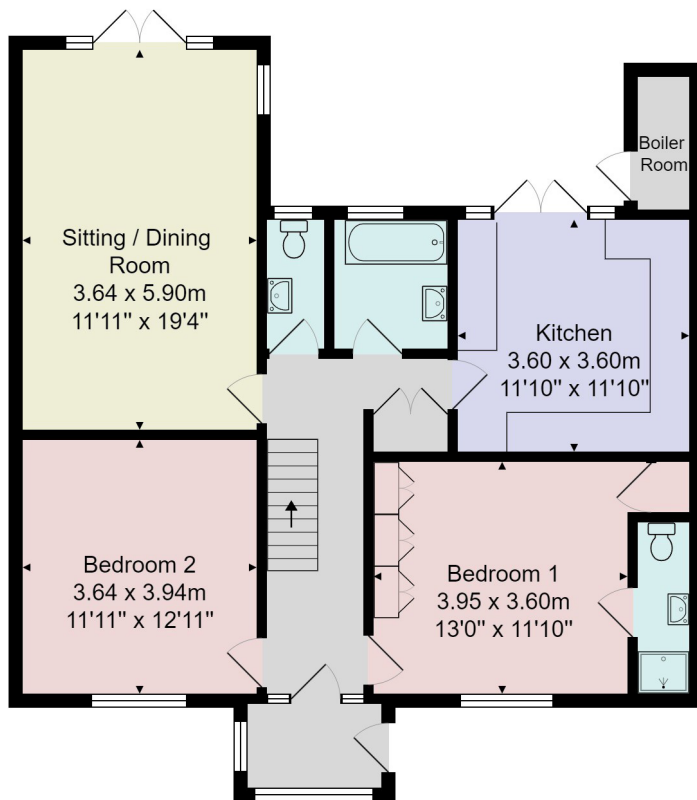
#### **BEDROOM 3**

A double bedroom with Access to eaves storage space.

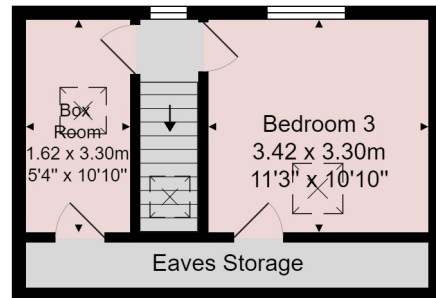
#### **BEDROOM 4 / STUDY**

A single bedroom or office with access to eaves storage space.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 111.4 m<sup>2</sup> ... 1199 ft<sup>2</sup> (excluding eaves storage)

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 drive provides parking. To the rear of the property, there is an attractive garden with lawn and paved sitting area. Timber garden shed with light and power and space for additional appliances. Outside boiler cupboard/store.

### Agent's Note

The property sale is subject to probate, which has been applied for.

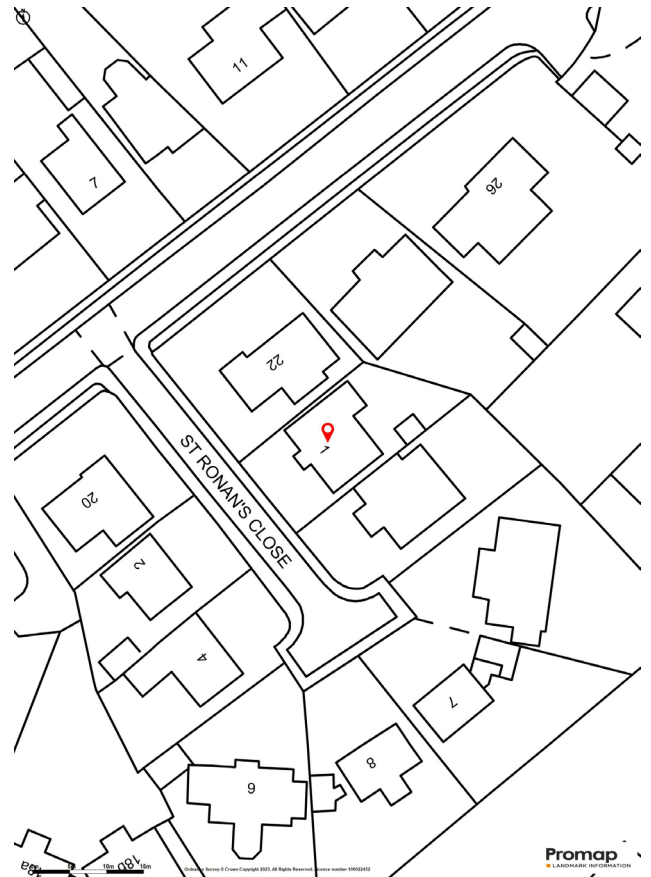
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - D



Harrogate

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