



VERITY
FREARSON

12 BRINKLOW WAY, HARROGATE, HG2 9JW

£925,000

12 BRINKLOW WAY,

Harrogate, HG2 9JW

A spacious and beautifully presented five-bedroom family home in this popular south Harrogate location.

This super house provides generous and well-planned accommodation comprising a modern kitchen plus three reception rooms, cloakroom and utility room. On the first floor there are five good-sized bedrooms with fitted wardrobes, with the two larger rooms having modern en-suite shower rooms, plus a house bathroom. Externally, the property has attractive and private rear garden, generous driveway and a detached double garage with an electric door.

Brinklow Way forms part of this popular development in this convenient location, being situated just off Yew Tree Lane, close to excellent schools and just a short distance from Harrogate town centre.



Sitting Room · Dining Room · Family Room · Study / Snug · Kitchen · Utility Room

5 Bedrooms · 2 Ensuites · Bathroom

Off-Road Parking · Double Garage · Attractive Gardens · Timber Shed







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with glazed patio doors leading to the garden. Attractive fireplace with open fire.

DINING ROOM

A reception room with bay window overlooking the garden.

FAMILY ROOM

A further good-sized reception room with bay window to front and further window to side.

STUDY / SNUG

A useful workspace or potential additional reception room with bay window to front with fitted shutters.

KITCHEN

Range of wall and base units with granite worktops, breakfast bar, and dining table. Electric hob and double oven, full-height integrated fridge and dishwasher. Dining area with glazed doors leading to garden. Tiled flooring.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances. External door to side.

FIRST FLOOR

LANDING

A large galleried landing with glazed doors leading to a balcony.

BEDROOM 1

A large double bedroom with fitted wardrobes.

EN-SUITE 1

A white suite comprising WC, washbasin set within the unit and large walk-in shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes.

EN-SUITE 2

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

BEDROOM 3

A double bedroom with fitted wardrobes

BEDROOM 4

A double bedroom with fitted wardrobes.

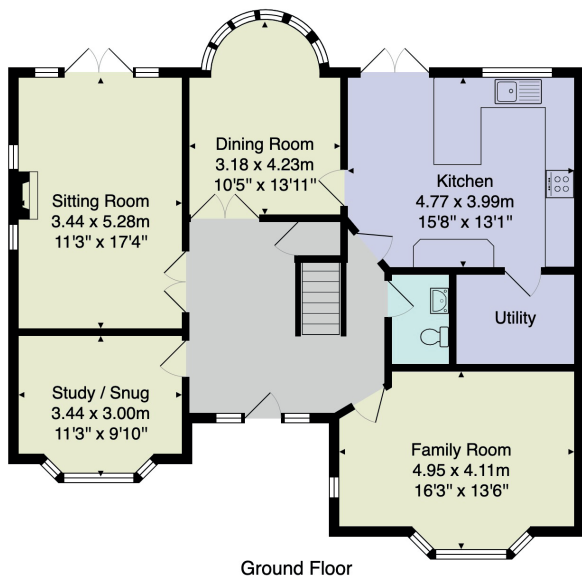
BEDROOM 5

A further double bedroom with fitted wardrobes.

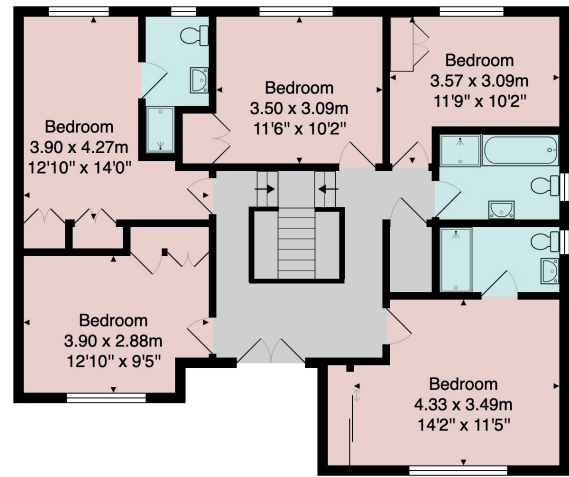
BATHROOM

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

FLOOR PLAN



Ground Floor



First Floor

Total Area: 200.8 m² ... 2162 ft²

All measurements are approximate and for display purposes only.

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