



VERITY
FREARSON

15 DUNCOMBE GROVE, HARROGATE, HG3 1FW

OFFERS OVER £550,000

15 DUNCOMBE GROVE,

Harrogate, HG3 1FW

A superb five-bedroom detached family home offering generous and versatile accommodation arranged over three levels. Built in 2022, this good-sized family home enjoys a very attractive cul-de-sac position to the south side of the town, between Harrogate and Beckwithshaw, on the edge of open countryside yet well placed for daily commuting to Yorkshire's principal district. An internal viewing is strongly recommended to appreciate the scale and size of the accommodation together with the attractive position.

The accommodation briefly comprises entrance porch entering to the ground floor hallway leading to the living room, separate family room, guest WC and the open-plan living kitchen with doors to the garden. Stairs rise to the first-floor landing with access to bedrooms two and three featuring a Jack- and-Jill en-suite bathroom, bedroom four and bedroom five and the house bathroom. The top floor features the generously sized bedroom with en-suite bathroom.



2 Reception Rooms · Living Kitchen · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

Accessed via composite entrance door. Stairs leading to the first floor.

CLOAKROOM

Low-level WC and washbasin.

LOUNGE

uPVC double glazed bay window to front elevation.

LIVING KITCHEN

A very good-sized room with generous sitting and dining areas. Modern range of wall and base mounted units with granite working surfaces and inset stainless-steel sink, Integrated appliances. Two uPVC double glazed windows to rear elevation, uPVC double glazed French doors to rear garden.

FAMILY ROOM

uPVC double glazed window to front.

FIRST FLOOR LANDING

Two storage cupboards, stairs leading to the second floor.

BEDROOM 2

uPVC double-glazed window to rear elevation. Door to -

JACK-AND-JILL SHOWER ROOM

Modern white suite comprising shower cubicle with electric shower over, low-level WC, pedestal washbasin, chrome heated towel rail. Tiled floor and part-tiled walls, uPVC double-glazed window to rear elevation.

BEDROOM 3

uPVC double-glazed window to rear elevation, storage cupboard and door to Jack-and-Jill shower room.

BEDROOM 4

uPVC double-glazed window to front.

BEDROOM 5 / STUDY

uPVC double-glazed window to front.

HOUSE BATHROOM

Three-piece white suite incorporating bath with shower over, washbasin and low-flush WC. Modern tiling and window to front.

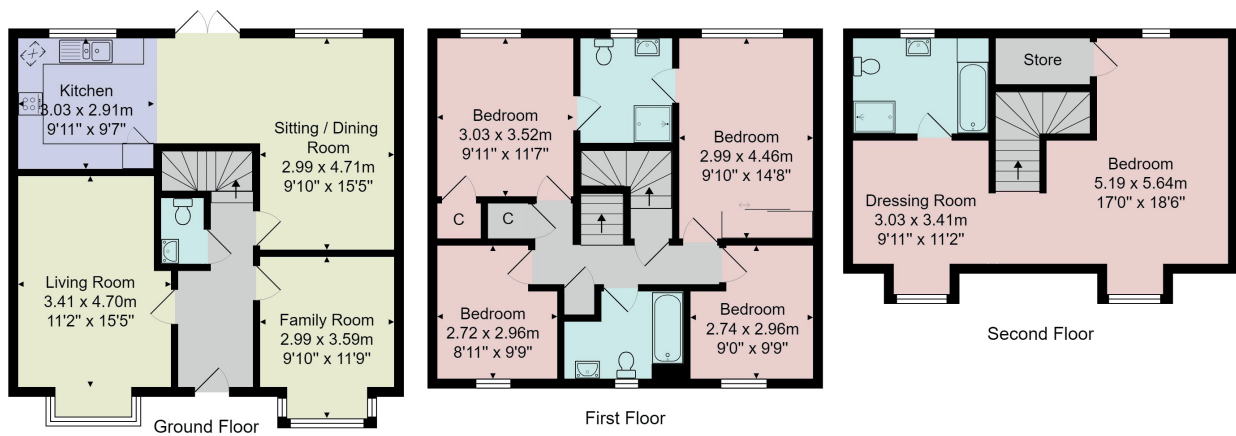
SECOND FLOOR BEDROOM 1

A very generous room with two uPVC double-glazed windows to front

EN-SUITE BATHROOM

Modern white suite comprising panel bath, shower cubicle, low-level WC, pedestal washbasin. Tiled floor and part-tiled walls, Velux window.

FLOOR PLAN



Total Area: 174.9 m² ... 1883 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

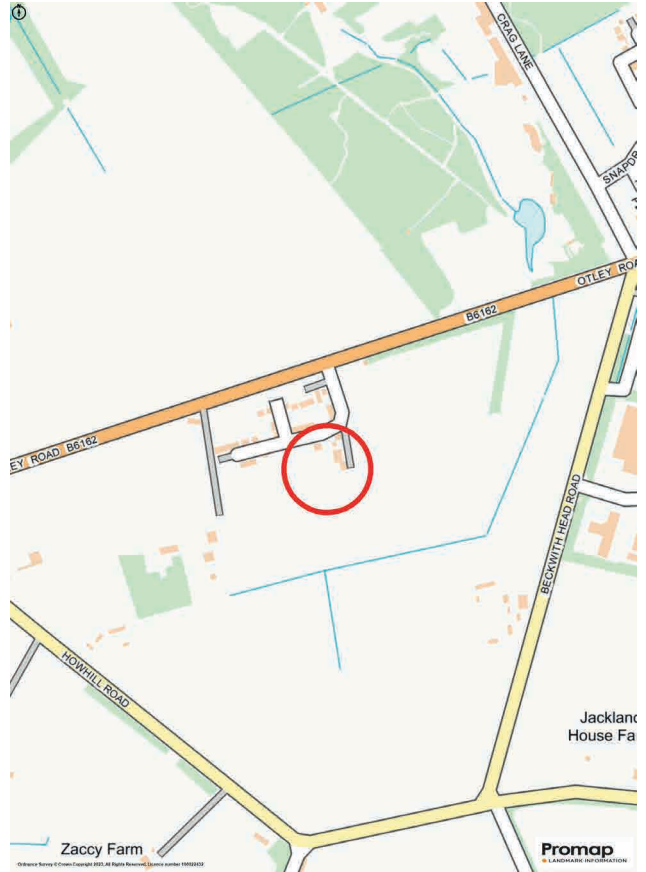
Double garage and driveway. Good-sized lawned garden to the rear .

Services

All mains services connected.

Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs.		
A (92+)		92
B (81-91)	86	
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		

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