



VERITY  
FREARSON

1 ASHBY PLACE, HARROGATE, HG3 1GH

OFFERS OVER £730,000



# I ASHBY PLACE,

*Harrogate, HG3 1GH*

**A most impressive five-bedroom detached house situated in a very attractive position on the edge of this exclusive development just off Whinney Lane to the southwest side of Harrogate.**

This superb family property offers generous and stylish accommodation with attractive rear gardens and an internal viewing is strongly recommended to appreciate the overall size and quality of this delightful home.

The property is well placed close to excellent local schooling and daily commuting to Yorkshire principal districts and enjoys an open aspect to the front over the adjoining countryside.



Breakfast Kitchen · Utility · Living Room · Family/Dining Room · WC

5 Bedrooms · 2 En-suites · Bathroom

Off-Road Parking · Double Garage · Generous Corner Plot with Patio and Garden













## ACCOMMODATION

### GROUND FLOOR

Spacious entrance hall with doors to the principal rooms.

Attractive lounge with patio doors to rear.

Family room / Dining Room.

Cloakroom and separate utility room with side entrance door.

A particular feature to the property is the superb breakfast kitchen with shaker style wall and base units, granite work surfaces, central island, fitted Bosch appliances and feature bi-folding doors to the rear garden.

### FIRST FLOOR

Galleried landing.

Five double bedrooms with two en-suite shower rooms and house bathroom.

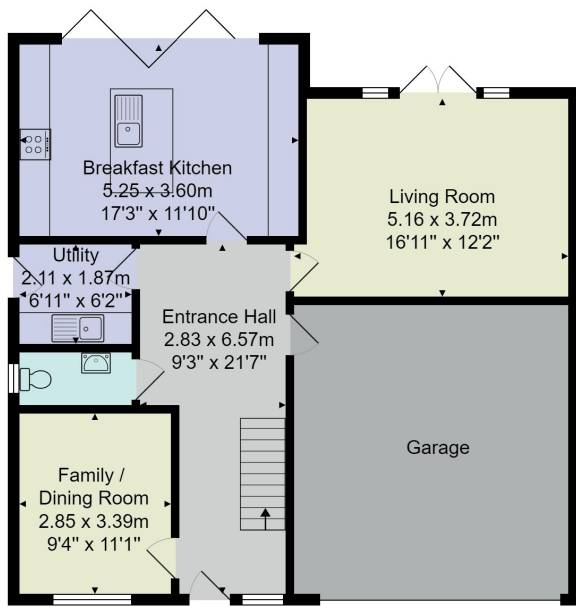
### OUTSIDE

Driveway leads to double garage.

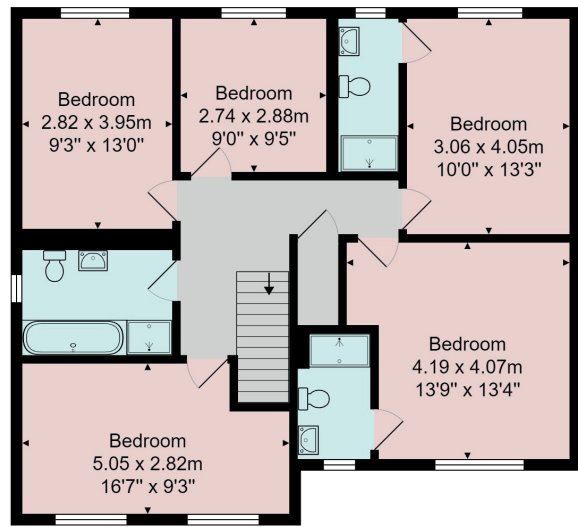
A particular feature to the house is the generous corner plot with a wrap round garden. Incorporating paved patio and shaped lawn garden and external power supply.

Additional side garden area.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 192.0 m<sup>2</sup> ... 2067 ft<sup>2</sup>

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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**Agent's Note**

There is potential to extend the dining kitchen to create a larger living kitchen (subject to the usual consents).

There are fitted shutters included in the sale.  
Electric car charging point.

The property has the benefit of the remaining 8 years of the original 10-year NHBC guarantee.

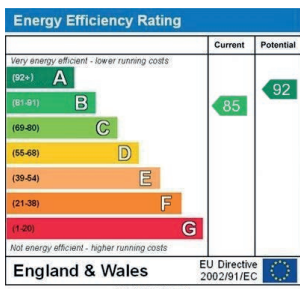
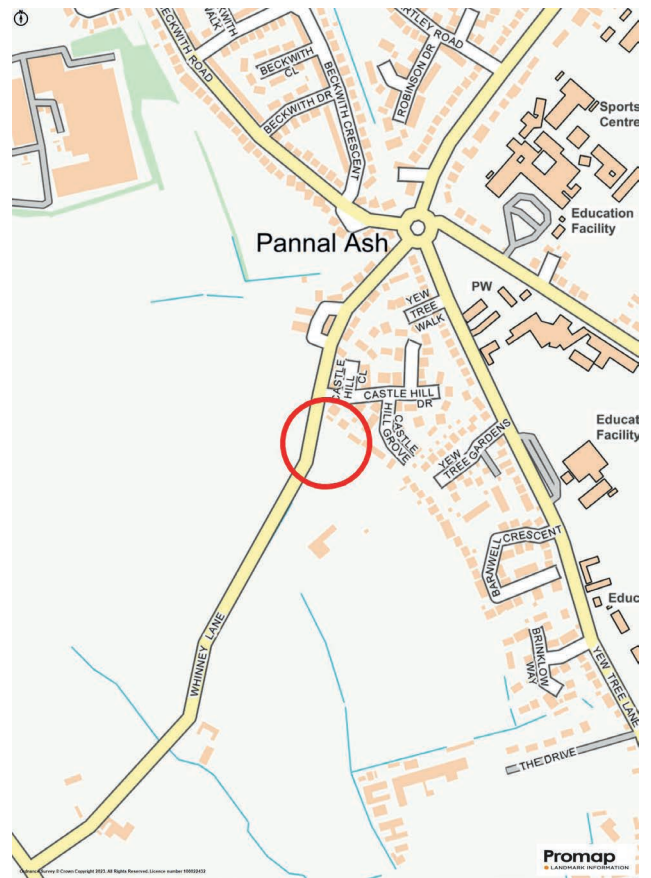
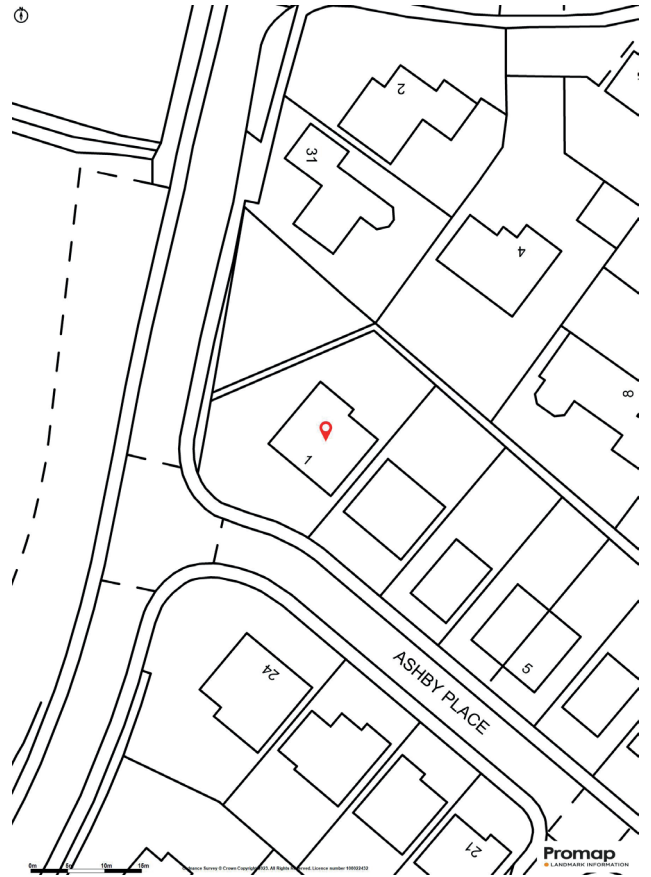
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Harrogate

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