



VERITY  
FREARSON

16 RHODES DRIVE, HARROGATE, HG2 9QJ

GUIDE PRICE £885,000

# 16 RHODES DRIVE,

*Harrogate, HG2 9QJ*

**A stunning five-bedroom, three-bathroom family home enjoying an enviable position at the end of this quiet tree lined cul-de-sac, conveniently located within catchment of Harrogate Grammar School and other highly regarded private and public schools, on the South side of Harrogate.**

This impressive executive home is also located within walking distance of the Marks & Spencer Food Hall, Leeds Road shopping parade and Hornbeam Park railway station, and is well placed for daily commuting to Yorkshire's principal business districts.

The property offers exceptionally well-appointed and very stylish accommodation throughout, being brought to the market for the first time in over 20 years. An internal inspection is strongly recommended to appreciate the overall scale and quality of this superb home.



2 Reception Rooms · Family Room/Sun Room · Breakfast Kitchen · Utility Room · Cloakroom · Study

5 Bedrooms (one with mezzanine above) · 2 En-Suites · House Bathroom

Off Road Parking · Double Garage · South-Facing Lawned Garden







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

With solid oak wood flooring, the reception hall leads to the principal rooms and a glazed staircase leads to the upper floors. An internal door leads to the double garage.

#### SITTING ROOM

A very attractive reception room with bay window to the front, Silestone fire surround with gas fire, plus double French doors leading to the dining room.

#### DINING ROOM

With window looking out on to the rear garden.

#### BREAKFAST KITCHEN - FAMILY/ SUNROOM

Extended living space, with an impressive breakfast kitchen incorporating an extensive range of units, fitted appliances, breakfast bar and tiled floor. The kitchen leads through to a generous family/sunroom with doors leading to the rear garden. Part underfloor heating.

There is also a discreet utility room.

#### CLOAKROOM

With WC and vanity wash hand basin.

### STUDY

Useful study with views to the rear garden.

### FIRST FLOOR

A galleried landing leads to five good-sized bedrooms.

### MASTER BEDROOM

A particularly attractive bedroom with fitted wardrobes

### EN-SUITE 1

A luxury wet room with Porcelanosa tiling, walk-in shower, Bluetooth ceiling speaker, underfloor heating, his/hers twin Lusso Stone washbasins set within a vanity unit and a wall hung WC.

### BEDROOM 2

A further attractive double bedroom with handmade fitted wardrobes and dressing area.

### EN-SUITE 2

A well-proportioned shower room incorporating Porcelanosa tiling, shower cubicle, washbasin and WC.

### HOUSE BATHROOM

Features a white three-piece suite incorporating Porcelanosa tiling, deep bath, contemporary Lusso Stone washbasin with vanity shelf, and wall hung WC. Plus, underfloor heating.

### BEDROOM 3

Double bedroom with fitted wardrobes and windows to the rear.

### BEDROOM 4

Another double bedroom with window to the rear.

### BEDROOM 5

Bedroom with window to rear.

### SECOND FLOOR

From the second bedroom, a feature staircase leads to a mezzanine level, which provides a useful study area or teenager space, with a Velux window.

# FLOOR PLAN



Total Area: 221.3 m<sup>2</sup> ... 2382 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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## Outside

A block-paved driveway leads to a double garage. A particular feature of the house is the very private and attractive rear garden. The south-facing garden incorporates a paved seating area, raised shaped lawn and mature planted borders.

To the side of the house is a large, connected garden store.

## Agent's Note

There is under-floor heating in the family room, conservatory, house bathroom and the en-suite to the principal bedroom.

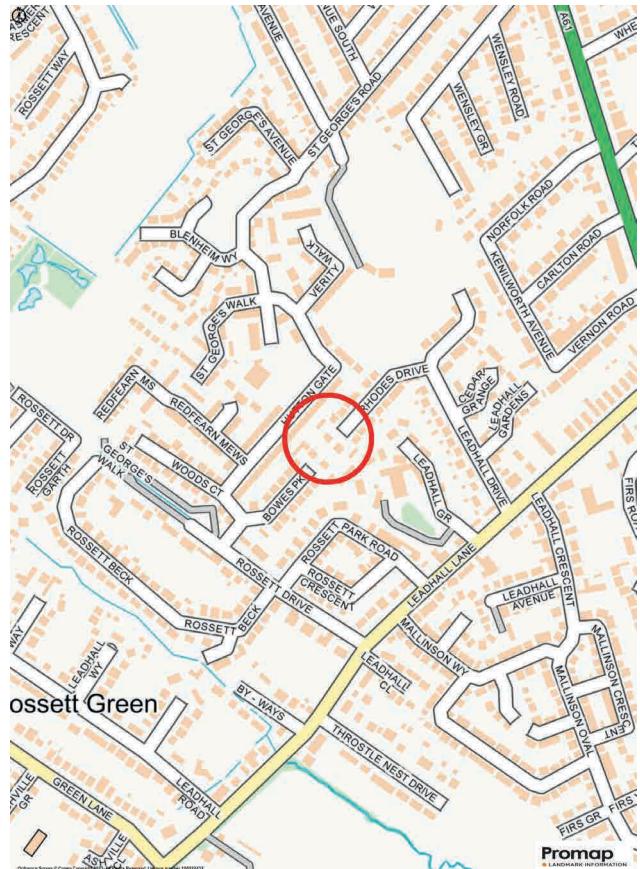
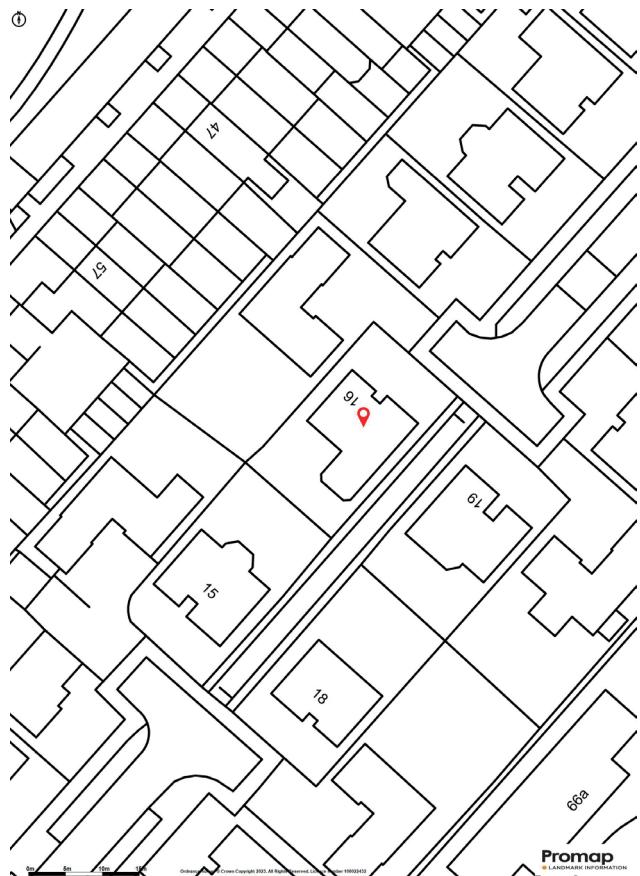
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



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