



VERITY  
FREARSON

24 APLEY CLOSE, HARROGATE, HG2 8PS

£925,000



## 24 APLEY CLOSE,

*Harrogate, HG2 8PS*

**A spacious and beautifully presented five-bedroom detached property with integral garage and attractive garden, situated on this quiet cul-de-sac within a desirable location in Harrogate.**

This impressive property has been extended and modernised to a high standard by the current owners and provides generous and flexible accommodation suitable for modern-day family living. On the ground floor there is a stunning open-plan living kitchen with bi-folding doors leading to the garden, in addition to two separate reception rooms, study, downstairs shower room, utility room and boot room. **The study, hall, kitchen, utility, boot room and downstairs shower room have the benefit of under-floor heating.** Upstairs, there are five good-sized bedrooms, including a master bedroom with en-suite, shower room and dressing room, a second en-suite shower room, and modern family bathroom. A generous block-paved drive to the front provides parking and leads to the integral single garage and to the rear there is an attractive garden with artificial grass and paved sitting area.

The property forms part of a quiet cul-de-sac situated just off Hookstone Drive in this desirable location, well served by excellent schools, within easy walking distance of Hornbeam Park railway station and the Stray, with Hookstone Woods also on the doorstep.



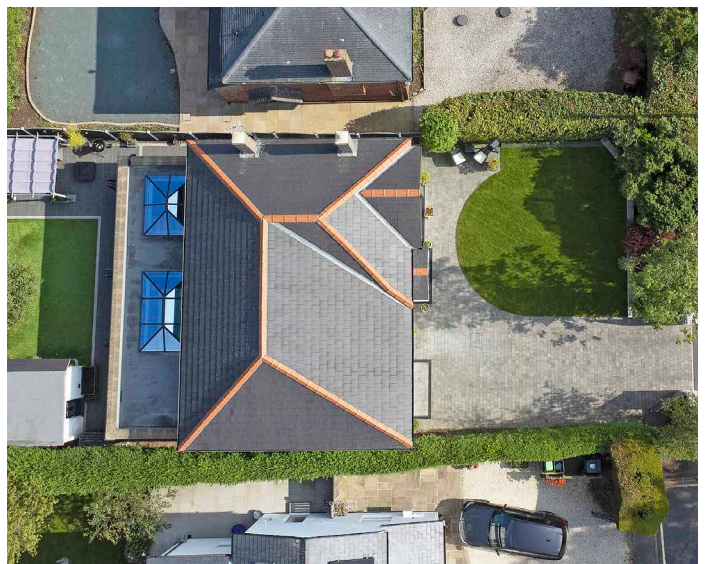
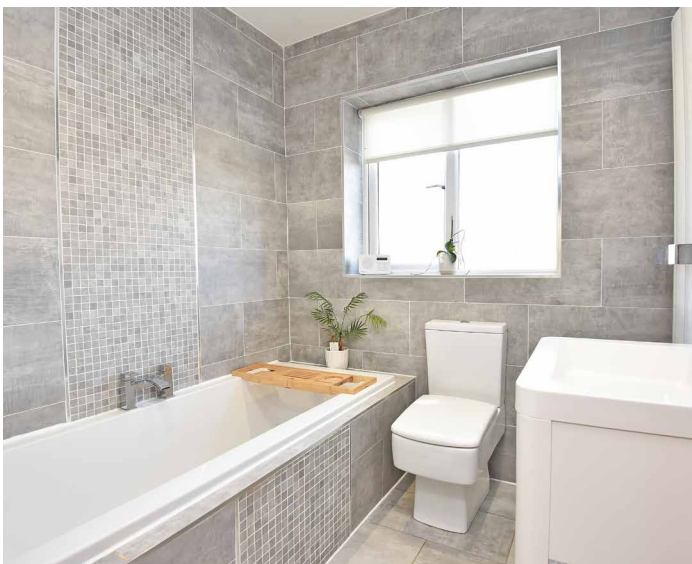
3 Reception Rooms · Living Kitchen · Utility Room · Boot Room

5 Bedrooms · 2 En-Suite Shower Rooms · House Shower Room · House Bathroom

Off-Road Parking · Single Garage · Good-Sized Gardens To Rear











## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with bay window and feature fireplace with living-flame gas fire.

#### FAMILY ROOM / GAMES ROOM

A further large reception room with bi-folding doors leading to the garden. Glazed roof lantern.

#### LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas with bi-folding doors leading to the garden and glazed roof lantern. The kitchen comprises a range of stylish wall and base units with island and breakfast bar. Integrated appliances, comprising gas hob, integrated double ovens and warming drawer, fridge / freezer, dishwasher, wine fridge and boiling-water / filter tap.

#### STUDY / FAMILY ROOM

Providing a useful workspace with window to front.

#### UTILITY ROOM

With fitted units with space and plumbing for washing machine and tumble dryer. Door leads to the single garage.

#### BOOT ROOM

Providing useful storage space with door leading to the garden.

#### SHOWER ROOM

With a white suite comprising WC, washbasin set within a vanity unit and shower. Tiled walls and floor.

### FIRST FLOOR BEDROOMS

There are five bedrooms on the first floor, including the main bedroom which has an en-suite shower room and walk-in wardrobe, as well as the second bedroom which also has an en-suite shower room.

#### EN-SUITE SHOWER ROOM 1

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

#### EN-SUITE SHOWER ROOM 2

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

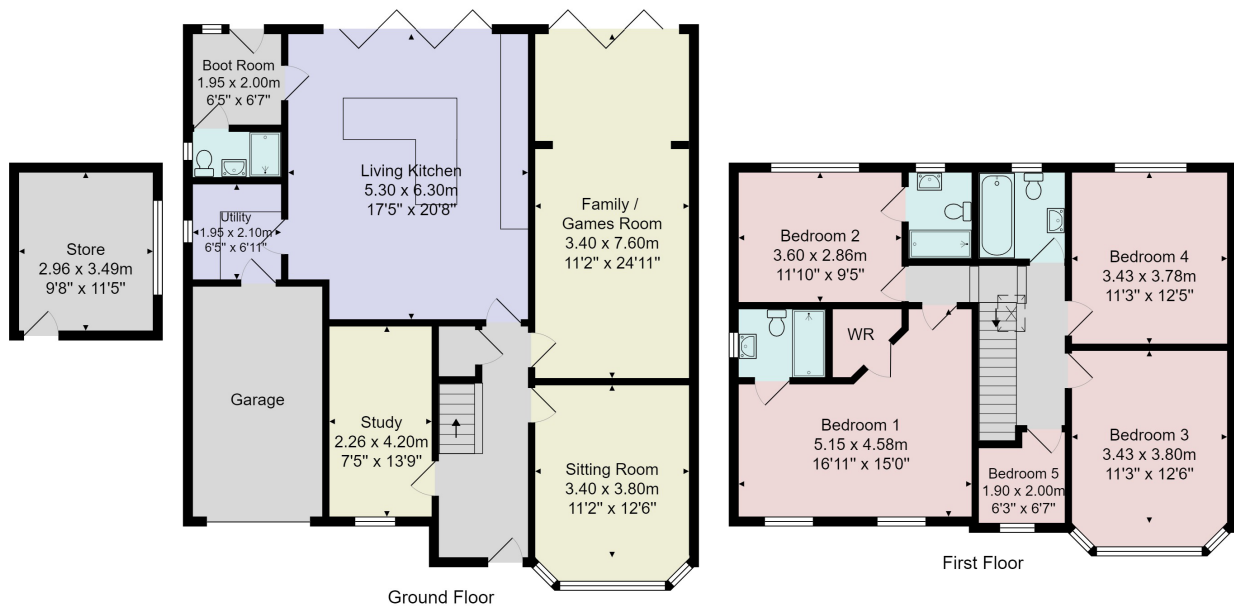
#### BATHROOM

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

#### LOFT

A pull-down ladder leads to a loft, providing useful storage space. The loft is split into two separate hatches with wooden retractable ladders and electric lighting to both sides.

# FLOOR PLAN



Total Area: 191.9 m<sup>2</sup> ... 2066 ft<sup>2</sup> (excluding garage, store)

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 to the front provides ample parking and leads to the integral single garage. To rear of the property there is a good-sized and attractive garden with artificial grass, paved sitting areas and useful outbuilding (2.96m wide x 3.49m long) providing useful additional storage space. The outbuilding is of blockwork construction with a rendered finish under a flat roof, single uPVC entrance door, electric power and lighting. Readily convertible to a workspace / gym / garden room.

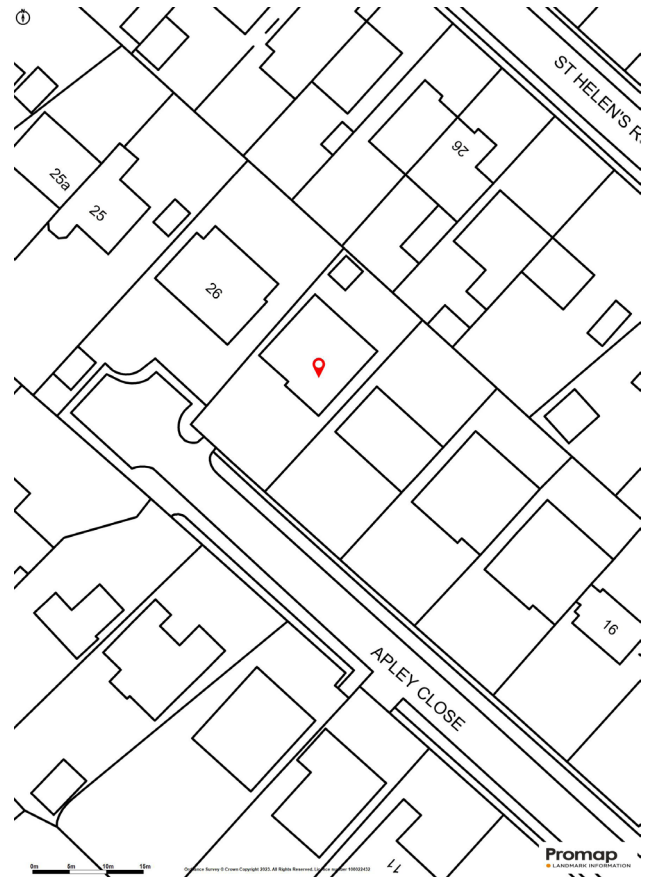
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	71	81
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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