



VERITY
FREARSON

14 ELDERBERRY DRIVE, HARROGATE, HG1 4FT

OFFERS OVER £550,000 - NO CHAIN

14 ELDERBERRY DRIVE,

Harrogate, HGI 4FT

A stunning four bedroom detached executive house, situated on a good sized plot with attractive rear gardens.

This superb family home was constructed in the last 12 months by 'Stonebridge Homes' and offers generous and stylish accommodation.

The house benefits from various upgrades and an internal viewing is essential to appreciate the overall style and quality of the accommodation.



Sitting Room · Family Room/Study · Dining Kitchen · Cloakroom

3 Bedrooms · Dressing Room off Master Bedroom · 2 En-suites · House Bathroom

Off-Road Parking · Garage · Garden







ACCOMMODATION

The well appointed accommodation comprises:

GROUND FLOOR

Entrance Hall with tiled floor, cloakroom/WC and stairs to first floor. Attractive lounge with bay window to front and study/family room.

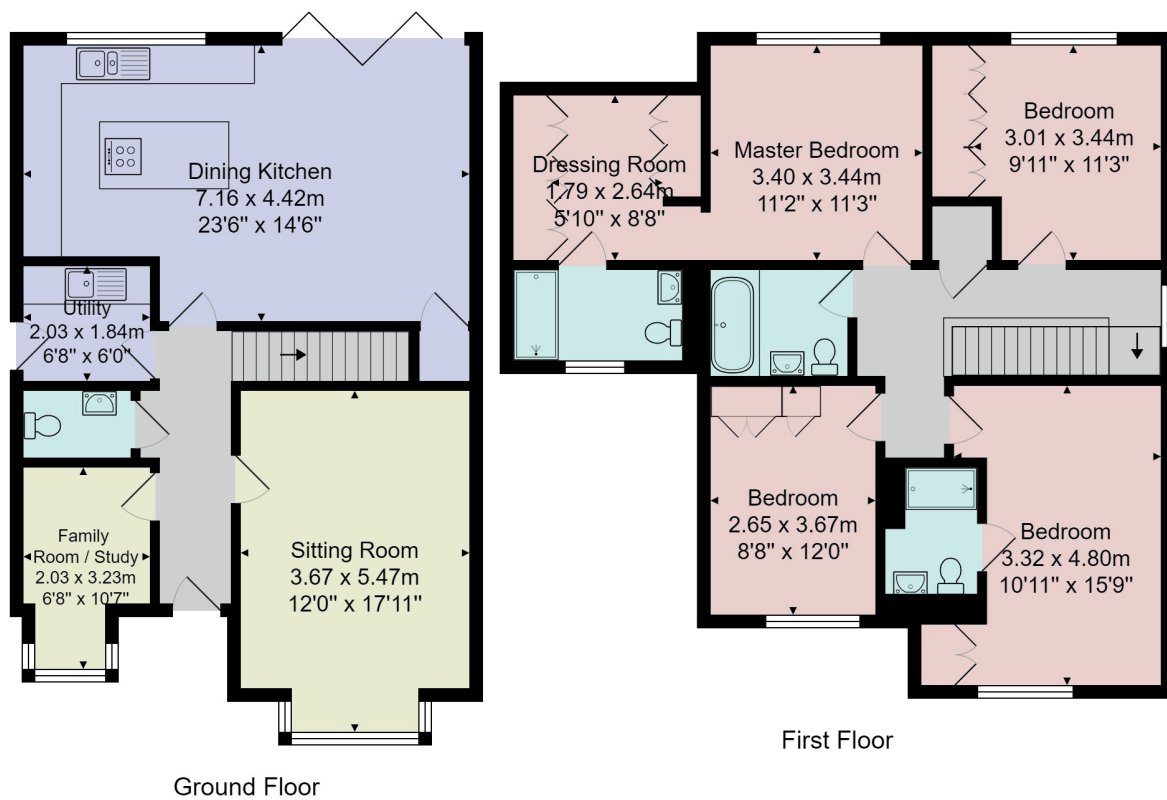
A particular feature to the house is the good sized living kitchen with bi fold doors to the rear, the kitchen incorporating range of wall and base units, granite work surrounds, fitted appliances and central island with breakfast bar, separate utility with door to side.

FIRST FLOOR

Landing with doors to bedrooms, master bedroom suite with good sized dressing room and stylish en-suite shower room.

Three further double bedrooms with built in wardrobes, the second bedroom features a second en-suite shower room. House bathroom with 3 piece white suite.

FLOOR PLAN



Total Area: 154.8 m² ... 1666 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

Driveway providing ample off street parking with single garage.

Good sized rear gardens with patio and shaped lawn.

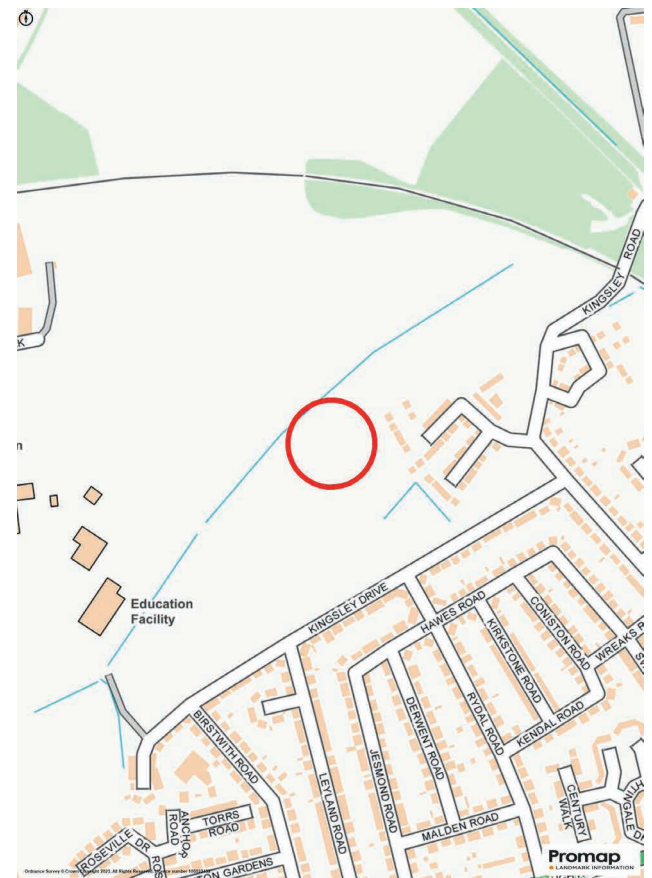
Services

All mains services connected.

Tenure

Freehold

Council Tax Band -



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





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