



VERITY
FREARSON

8 YOUNGS DRIVE, HARROGATE, HG3 2GA

£575,000

8 YOUNGS DRIVE,

Harrogate, HG3 2GA

A most impressive four / five-bedroom detached house forming part of this fashionable small development located on the edge of open countryside. This superb family home offers well-presented and versatile living accommodation with attractive gardens and double garage.

The accommodation comprises generous and flexible accommodation, with a large sitting room with wood-burning stove, conservatory extension, a well-equipped kitchen and utility room, plus a dining room, which has potential to be used as an additional bedroom, if required. On the first floor there are four good-sized double bedrooms with fitted wardrobes, a modern bathroom and en-suite shower room. The property occupies a generous plot, with attractive gardens, driveway and double garage.

The property is situated in a delightful position enjoying an open aspect to the rear within this sought-after location, surrounded by beautiful open countryside yet just a short distance from Harrogate town centre.



Living Room · Dining Room / Conservatory · Kitchen · Utility Room · Cloakroom

4/5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Lawned Gardens







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With solid-wood flooring, central heating radiator and under-stairs cupboard.

CLOAKROOM

Pedestal washbasin and low-flush WC. Heated towel rail.

LOUNGE

Window to front, central heating radiator and wood-burning stove. Double doors lead to –

CONSERVATORY / DINING ROOM

Windows to the sides and double doors leading to rear garden. Laminate wood flooring and central heating radiator. Double doors lead to the kitchen.

KITCHEN

Having a range of modern wall and base units to three sides and work surfaces having inset 1½-bowl stainless-steel sink and drainer. Integrated dishwasher and fridge / freezer. Built-in double oven and four-ring gas hob. Windows to rear and side, central heating radiator.

UTILITY ROOM

With fitted units together with sink unit. Plumbing for washing machine. Exterior door to side.

DINING ROOM / BEDROOM 5

A further reception room or potential bedroom. Windows to front and central heating radiator.

FIRST FLOOR

HALF LANDING

Feature window to rear.

LANDING

Access to roof void, central heating radiator and built-in airing cupboard.

BEDROOM 1

A large double bedroom with vaulted ceiling. With double doors leading to a Juliet balcony. Window to side, central heating radiator and built-in wardrobes.

EN-SUITE SHOWER ROOM

With large shower cubicle, low-flush WC and washbasin with vanity cupboard below. Limestone tiling, heated towel rail and window to side.

BEDROOM 2

Window to front, central heating radiator and built-in wardrobe.

BEDROOM 3

Window to front, central heating radiator and built-in wardrobe.

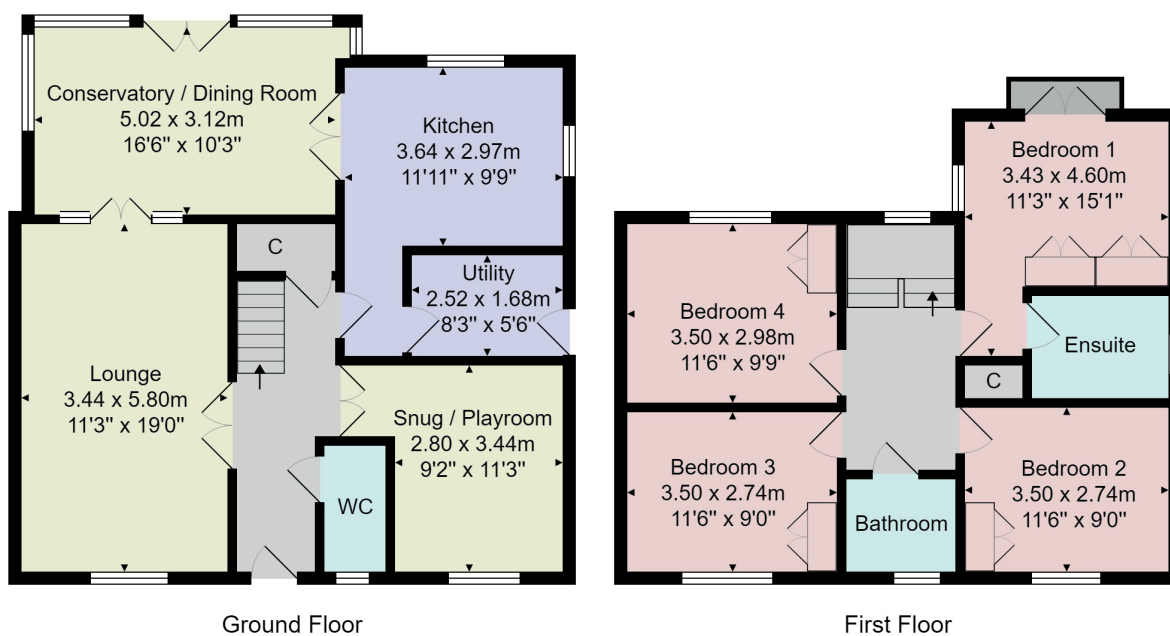
BEDROOM 4

Window to rear, central heating radiator and built-in wardrobe.

HOUSE BATHROOM

Three-piece suite comprising low-flush WC, washbasin and bath with shower above. Tumbled marble tiling to walls and floor, window to front and heated towel rail.

FLOOR PLAN



Total Area: 137.2 m² ... 1477 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 leads to a double garage with up-and-over door. Paved patio to rear with shaped lawned garden, mature trees and gate leading to children's play park.

Agent's Note

The property has the benefit of solar panels that feed into the grid.

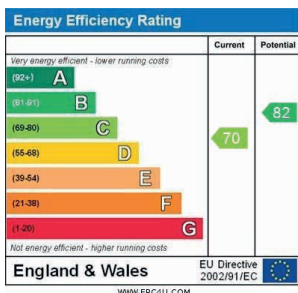
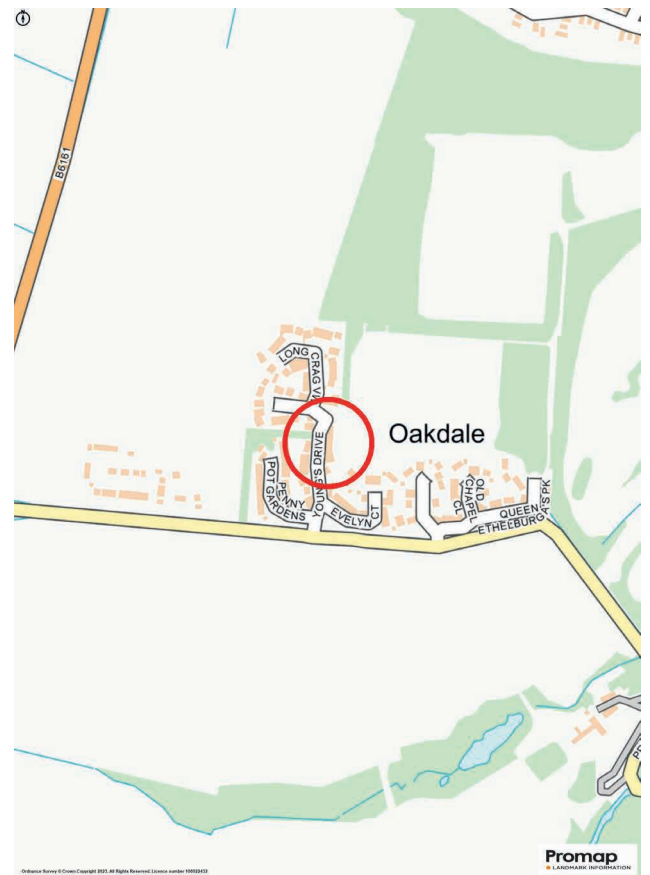
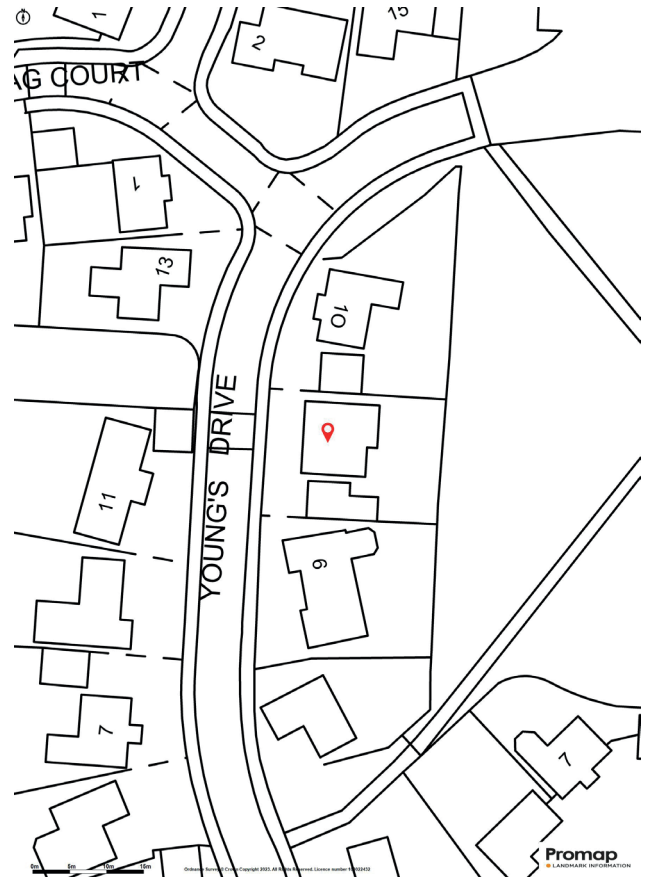
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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