



VERITY
FREARSON

39 OLD BARBER, HARROGATE, HG1 3DF

GUIDE PRICE £525,000

39 OLD BARBER,

Harrogate, HGI 3DF

A beautifully presented and spacious four-bedroom detached property with driveway, double garage and good-sized, private garden.

This excellent family home provides very well-appointed accommodation with a stunning open-plan kitchen and dining area, two reception rooms, a separate utility room and downstairs WC. Upstairs, a generous landing with fitted storage leads to the four double bedrooms, including the main bedroom which has a dressing room and en-suite bathroom, and the modern house bathroom. A drive to the front provides parking and leads to the double garage, whilst to the rear there is a private enclosed garden.

The property enjoys far-reaching views over the surrounding countryside and is situated in this popular location well served by local amenities, on the edge of beautiful open countryside and just a short distance from Harrogate town centre.

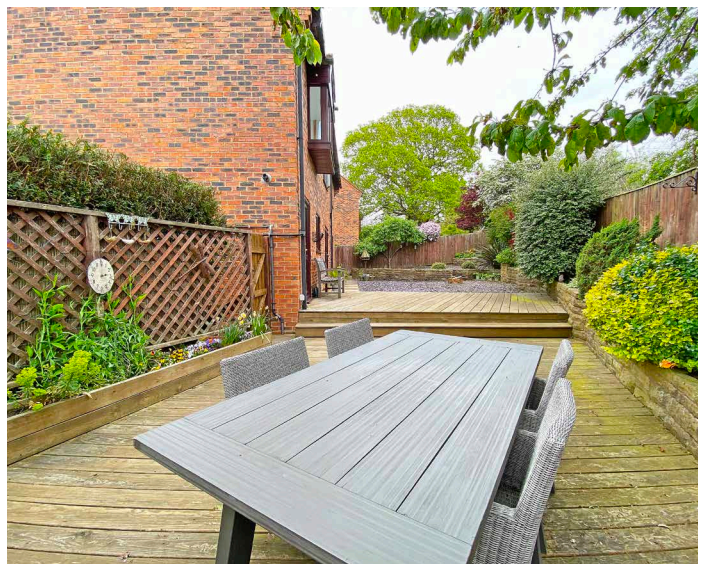


Sitting Room · Dining Kitchen · Study/Snug · Cloakroom · Utility Room

4 Double Bedrooms · En-Suite Bathroom · House Bathroom

Off-Road Parking · Double Garage · Good Sized Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with fireplace with living-flame gas fire and windows to the front and rear.

DINING KITCHEN

A stunning open-plan living space including a kitchen and dining area with glazed doors overlooking the garden. The kitchen comprises a range of modern wall and base unit with gas hob, double oven, integrated dishwasher and fridge / freezer.

STUDY/ SNUG

A useful workspace or further reception room.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances.

FIRST FLOOR **BEDROOMS**

There are four good-sized double bedrooms, including the main bedroom which has a dressing room with fitted wardrobes and en-suite bathroom.

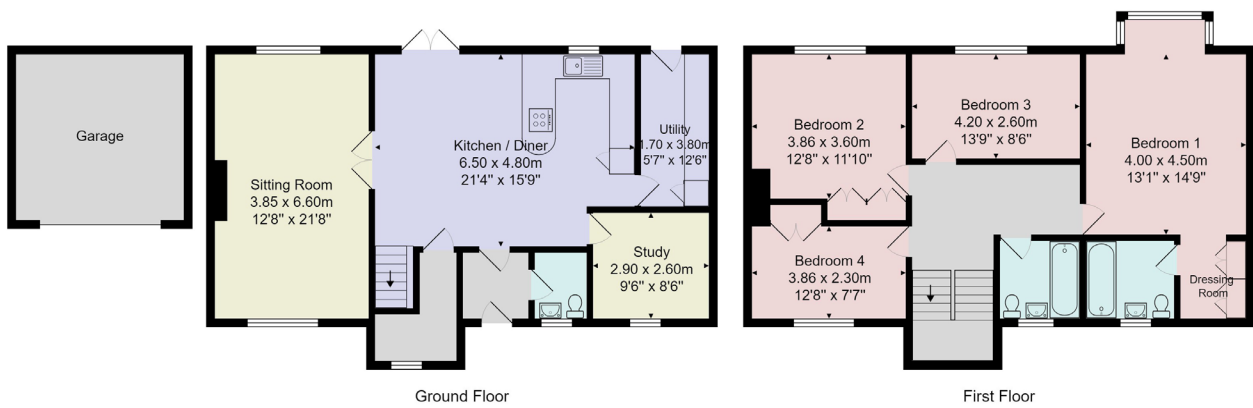
EN-SUITE BATHROOM

With WC, washbasin, and bath with shower above.

HOUSE BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 169.3 m² ... 1823 ft² (excluding garage)

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 provide parking and leads to a double garage. To the rear of the property there is a good- sized private garden with sitting areas and well-stocked planted borders.

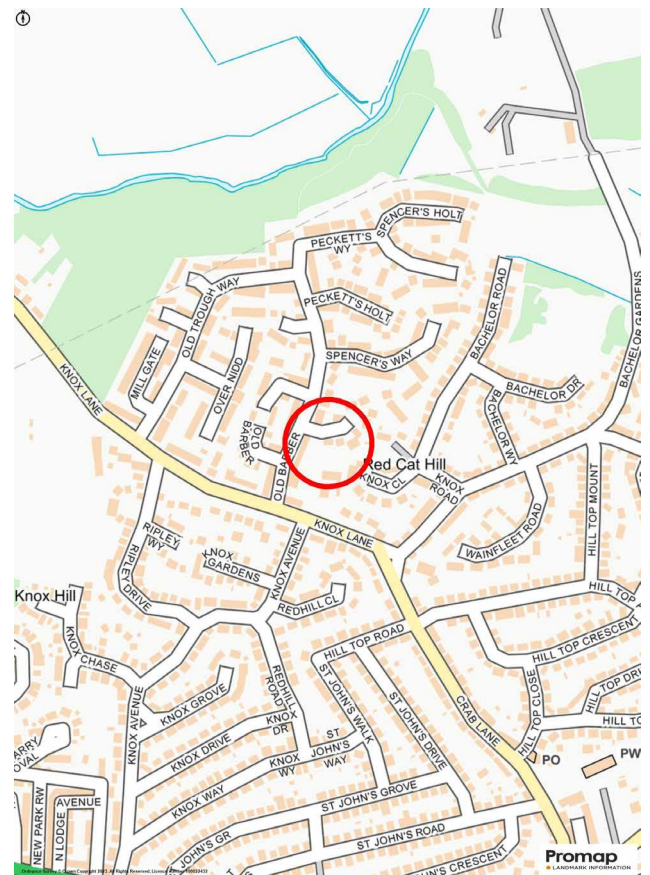
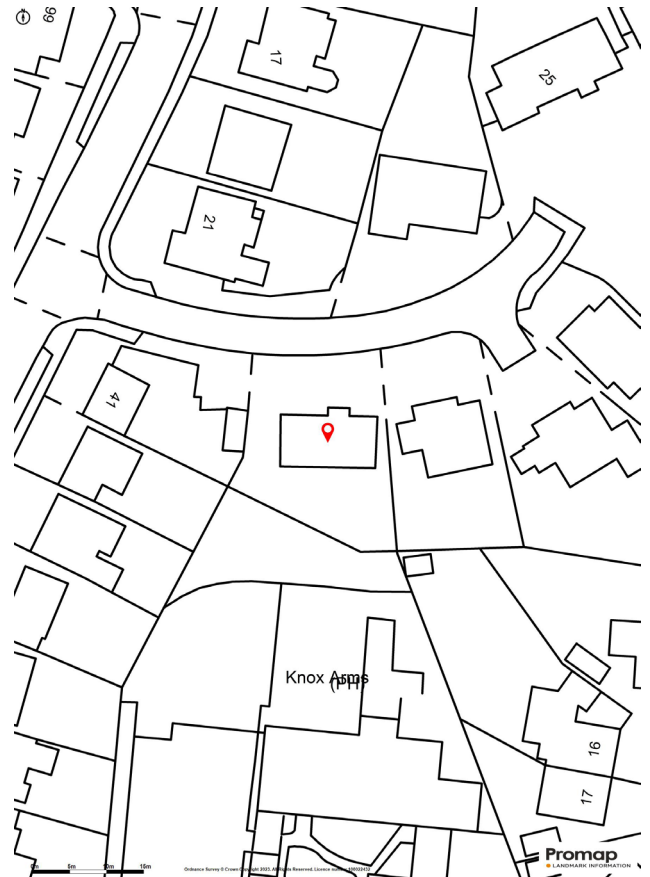
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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