



2 Sedley Close, Harrogate, North Yorkshire, HG1 3LB

£475,000

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A beautifully presented four-bedroom detached family home offering high-quality and spacious accommodation with ensuite facilities and an attractive garden in this desirable north Harrogate location.

This excellent property is presented to a high standard with a stunning open plan dining kitchen with modern fitted kitchen overlooking the rear garden together with a large sitting room and conservatory extension. There is a cloakroom and large utility room on the ground floor, together with four bedrooms on the first floor with a house bathroom and en-suite shower room. A driveway provides off-road parking and leads to the double garage and to the rear of the property there is an attractive and private garden.

The property is situated in this sought-after location close to local amenities and beautiful countryside and the Nidd Gorge and just a short distance from Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with under-stairs cupboard. An oak Neville Johnson staircase leads the first floor.

SITTING ROOM

A spacious reception room with windows to front.

DINING KITCHEN

A dining kitchen with spacious dining area, windows to rear and glazed doors leading to the conservatory. The kitchen comprises a modern Hacker German kitchen with a range of wall and base units with Le Mans shelving, Corian moulded worktop with integrated basins and Siemens built-in appliances including induction hob, extractor hood, double oven, warming drawer, dishwasher and fridge. Karndean flooring.

CONSERVATORY

With a new frame, windows and roof system.

UTILITY ROOM

A large utility room and storage space with fitted units, sink and space and plumbing for washing machine and tumble dryer. Glazed doors to front and rear.

CLOAKROOM

With WC and basin. Window to side.

FIRST FLOOR

BEDROOM 1

Double bedroom with windows to front and fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, washbasin set within vanity unit and Mira shower. Window to side. Under-floor heating.

BEDROOM 2

A double bedroom with window to front and fitted wardrobe.

BEDROOM 3

A double bedroom with window to rear and fitted wardrobe.

BEDROOM 4

A further good-sized bedroom with window to rear.

BATHROOM

With WC, washbasin set within a vanity unit and bath with Mira shower above. Fitted airing cupboard.

LOFT

A loft ladder provides access to the partially boarded loft which provides useful storage space.

OUTSIDE

A generous drive to the front provides off-road parking and leads to the double garage which has power and water supply and electrically operated door. To the rear of the property there is a good sized and attractive garden with lawn, paved and decked sitting areas, well-stocked borders and timber garden sheds.

AGENT'S NOTE

The property has the advantage of recently replaced uPVC windows to the front of the property.





Total Area: 136.7 m² ... 1471 ft²
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