



VERITY
FREARSON

10 AZERLEY GROVE, HARROGATE, HG3 2SY

OFFERS OVER £570,000

10 AZERLEY GROVE,

Harrogate, HG3 2SY

A most impressive four/five bedroom detached family home, which has been modernised to a high standard by the current owners, occupying a generous corner plot in a delightful position adjoining parkland.

This stunning family home provides generous accommodation comprising a large sitting room and open-plan kitchen with sitting and dining space, study/bedroom 5 and utility room. There is also a downstairs WC and access to the integral garage. Upstairs, there are four large bedrooms, including an impressive master bedroom with en-suite shower room, in addition to the modern family bathroom. The property occupies a generous plot with a driveway providing ample parking and a large and attractive rear lawned garden and paved and decked sitting areas.

This delightful home is situated in a quiet position at the end of a peaceful cul-de-sac adjoining parkland, close to excellent amenities and just a short distance from Harrogate town centre.

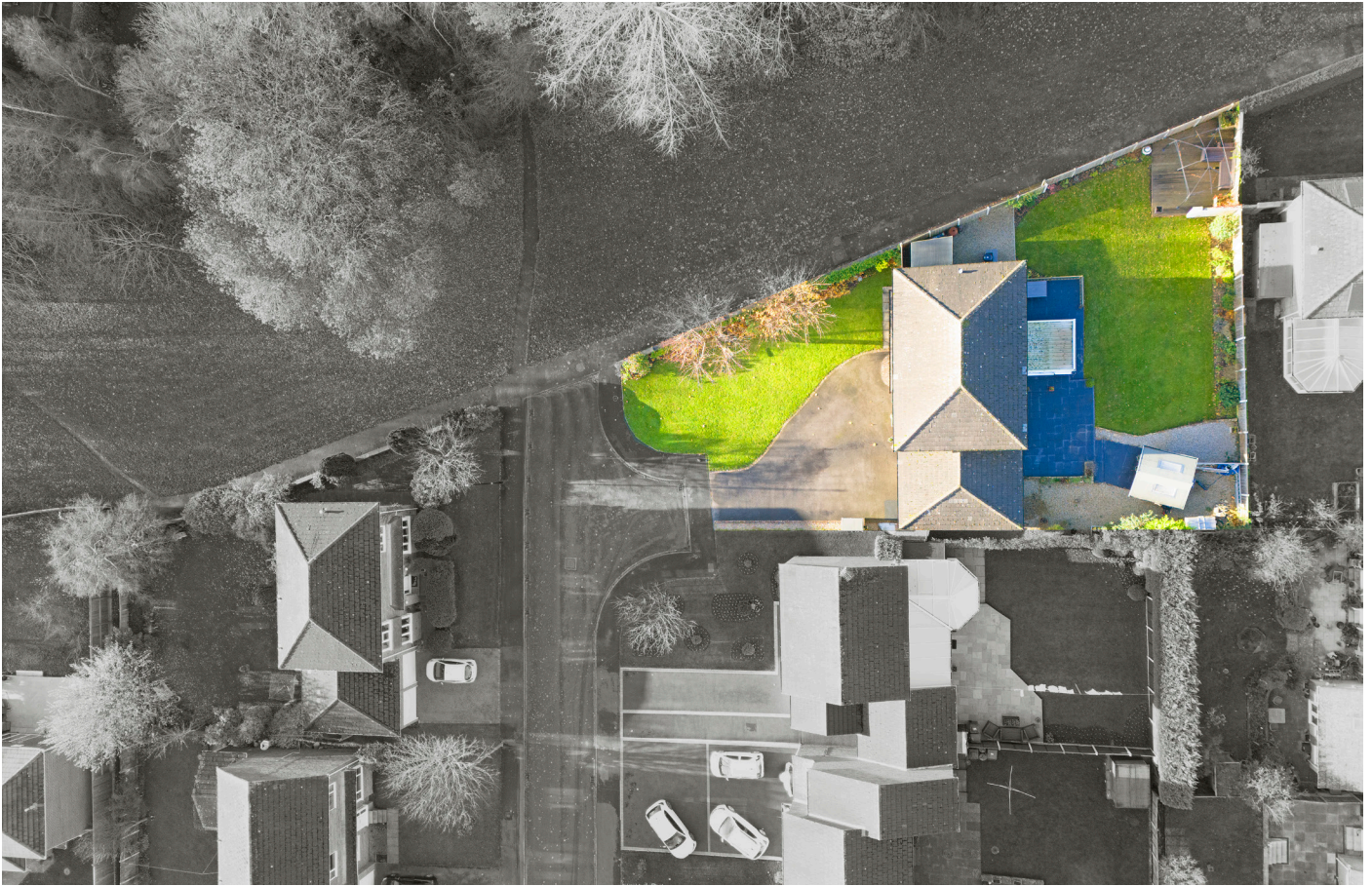


Sitting Room · Cloakroom · Living Kitchen · Utility · Study/Bedroom 5

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

Off-Road Parking · Garage · Large Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with windows to front and rear.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning open-plan kitchen with sitting and dining areas, including a sitting area with windows and glazed doors overlooking the garden. The kitchen comprises a range of modern fitted units with wall and base units, quartz worktop, island, and breakfast bar. Electric hob, integrated double oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and space for appliances. Access to garden and a door leads to the integral garage.

STUDY/BEDROOM 5

Window to front.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms, including the main bedroom which is a large double bedroom with en-suite shower room.

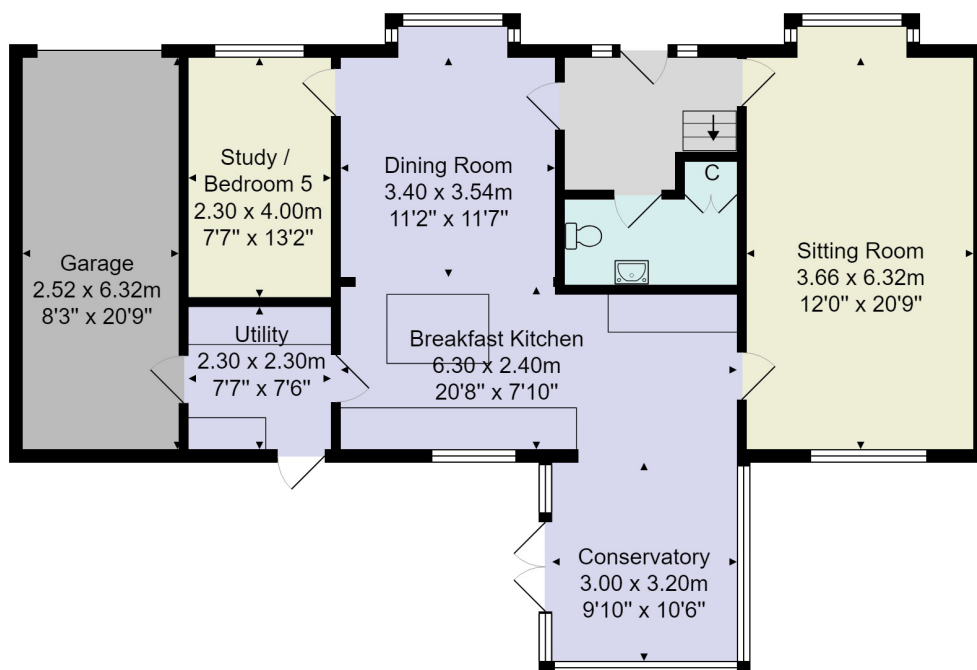
EN-SUITE SHOWER ROOM

With a modern white suite comprising WC, washbasin set within a vanity unit, large shower and heated towel rail.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, shower and free-standing bath. Heated towel rail.

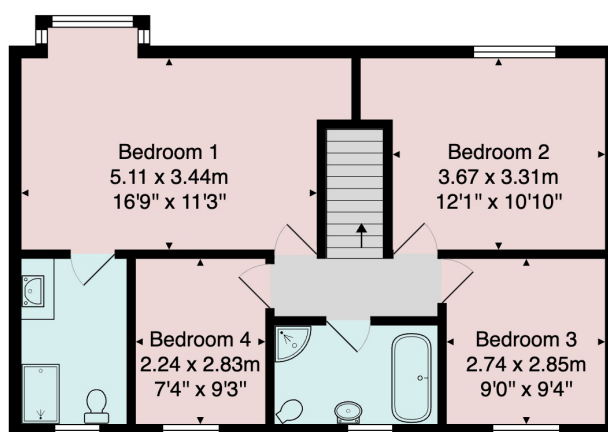
FLOOR PLAN



Ground Floor

Total Area: 156.7 m² ... 1687 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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First Floor

Outside

A drive provides generous off-road parking and leads to an integral single garage. To the rear of the property, there is a large and attractive garden with lawn, paved and decked, sitting areas and a summerhouse.

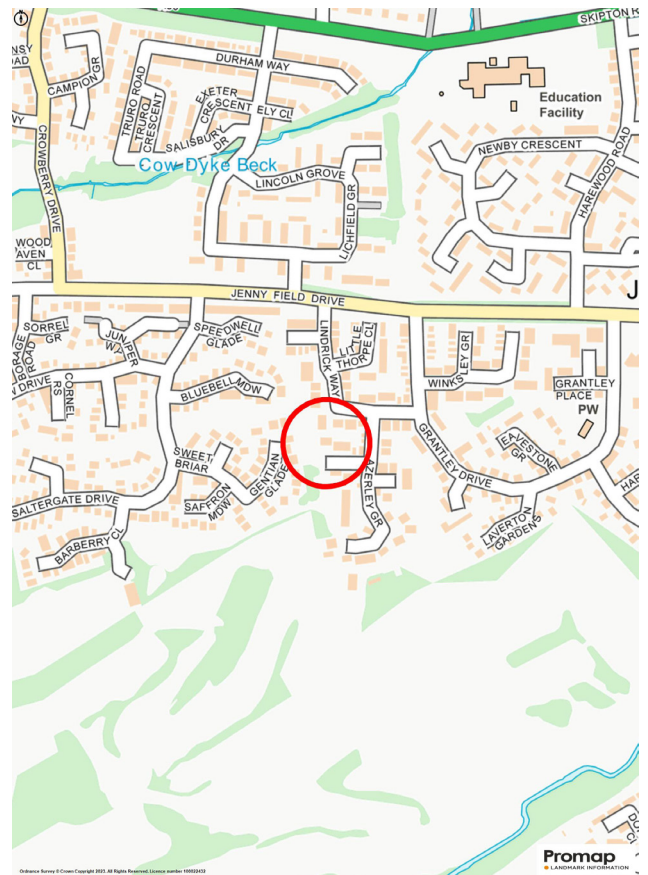
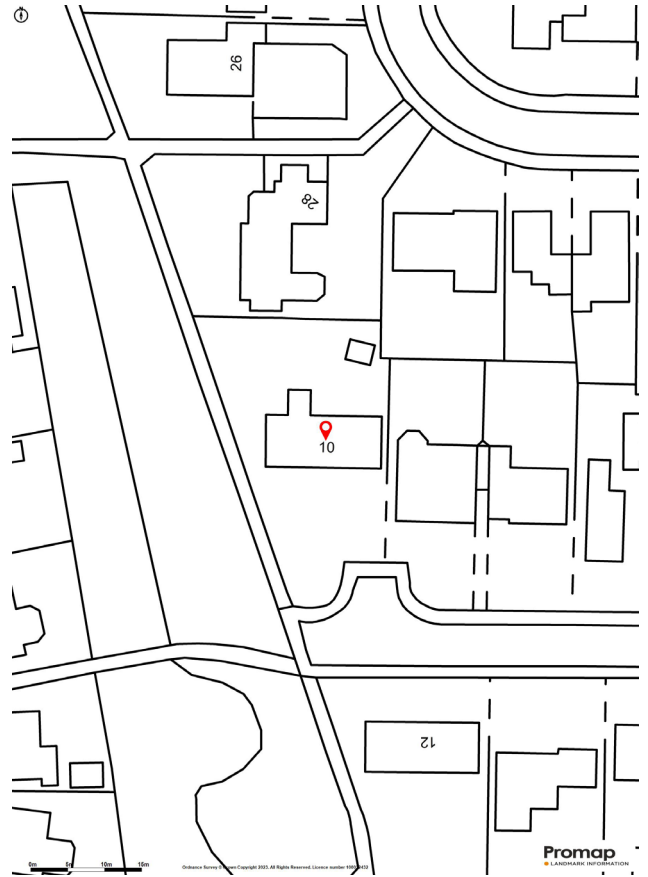
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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