



VERITY  
FREARSON

8 ST RONAN'S CLOSE, HARROGATE, HG2 8LF

OIRO £530,000

# 8 ST RONAN'S CLOSE,

*Harrogate, HG2 8LF*

**A spacious and well-presented three-bedroom detached property with garage and attractive garden, situated in a quiet and convenient location within this sought after area of Harrogate. Offered for sale with no onward chain.**

This excellent property is now offered to the market for the first time in over 30 years and provides well presented and spacious accommodation with an attractive garden, driveway and garage. The property has been well maintained, but now offers buyers, the potential to update and modernise the accommodation or potentially extend, to suit their own requirements, subject to obtaining the necessary consents. On the ground floor, there are two reception rooms together with a conservatory extension, kitchen and downstairs WC. Upstairs there are three bedrooms, two doubles and one single, and a modern shower room.

The property is situated at the end of a quiet cul-de-sac within the popular "Saints" area of Harrogate, well served by excellent local amenities, close to highly regarded schools and just a short distance from the town centre via the famous Stray.



Sitting Room · Dining Room · Conservatory · Kitchen · Cloakroom

3 Bedrooms (2 Doubles and 1 Single) · Shower Room

Off-Road Parking · Garage · Garden







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A spacious reception room with windows to front and rear and tiled fireplace with gas fire.

#### DINING ROOM

A further reception room providing a dining area with glazed doors, leading to a conservatory.

#### CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

#### KITCHEN

With a range of fitted units with gas, hob and integrated oven and space for appliances.

#### CLOAKROOM

With WC and basin.

#### BEDROOM 1

A large double bedroom with windows to front and rear.

#### BEDROOM 2

A double bedroom with a window overlooking the garden.

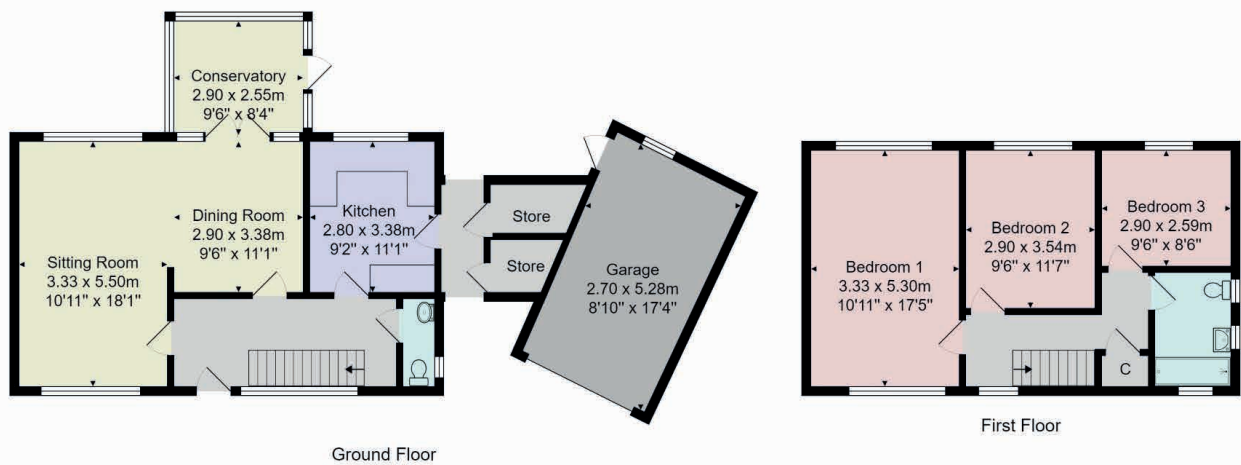
#### BEDROOM 3

A further good sized bedroom with fitted wardrobes.

#### SHOWER ROOM

In white suite, comprising WC, basin and shower.

# FLOOR PLAN



Total Area: 109.3 m<sup>2</sup> ... 1177 ft<sup>2</sup> (excluding store, 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 provides parking and leads to a garage. To the rear of the property is an attractive garden with lawn, patio and planted borders. Useful outside store rooms and greenhouse.

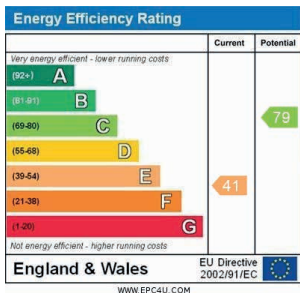
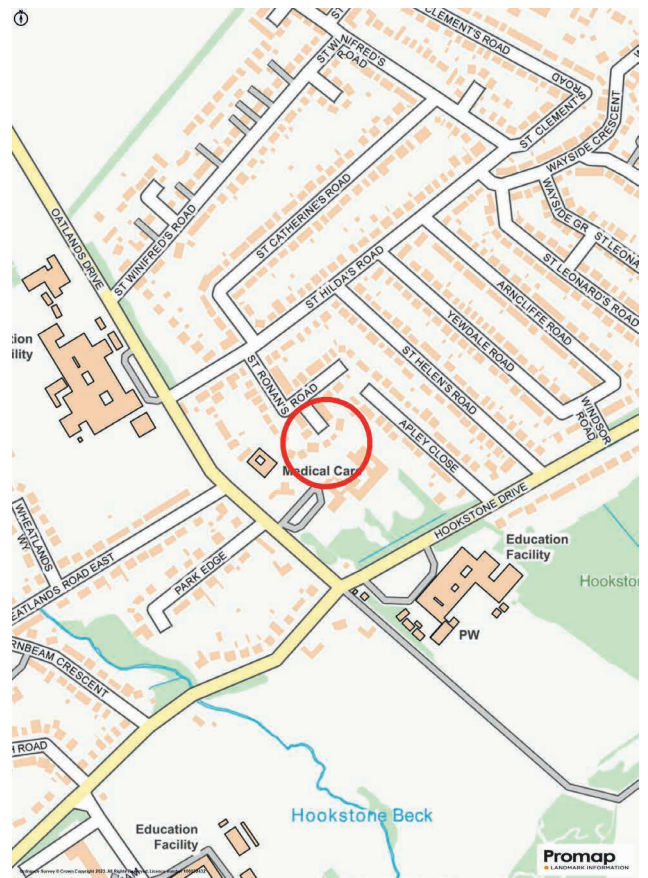
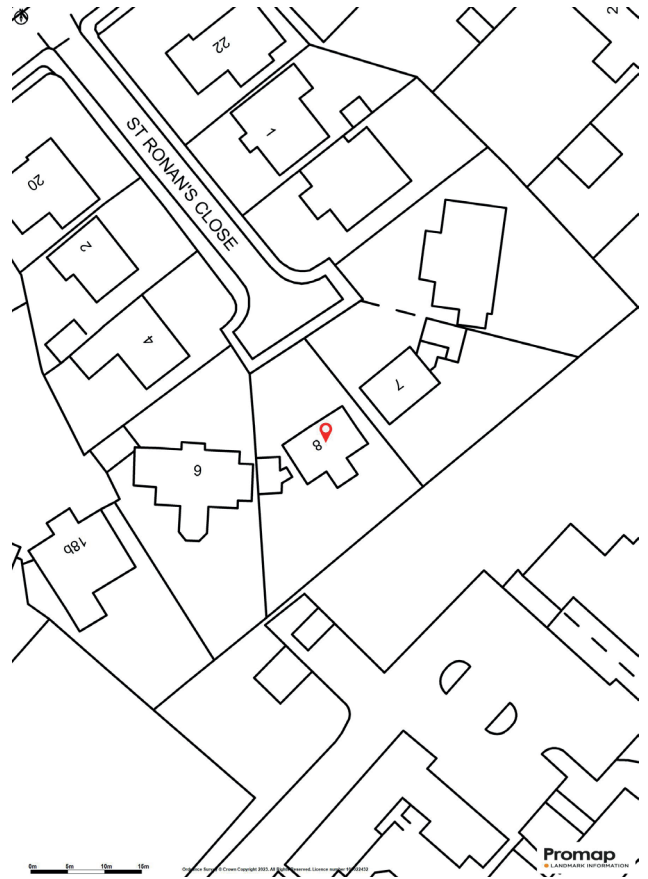
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



Harrogate

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