



VERITY  
FREARSON

5 WHEATLANDS WAY, HARROGATE, HG2 8PZ

GUIDE PRICE £900,000



# 5 WHEATLANDS WAY,

*Harrogate, HG2 8PZ*

**A beautifully appointed 5/6 bedroom detached property located in this quiet, highly desirable cul-de-sac within the 'Golden Triangle' of the best schools Harrogate has to offer - St Aidans, St John Fisher and the Harrogate Grammar School, all of which are a short walk away (even for teenagers).**

The property is tucked away off Wheatlands Road East in a quiet, friendly, no through road, and offers nearly 3000 sqft of flexible accommodation, with an impressive South West facing garden. The property is exceptionally well presented and is flooded with natural light, and has been a much loved family home for many years. Further benefits include a double garage with rapid EV charger and further off street parking for 4 cars.

Arranged over three floors the accommodation, in brief comprises of; Reception room in excess of 20ft with French doors and newly installed timber staircase leading to the beautiful south/west facing garden with lawn and patio area. Dining area with further seating with views to the garden; modern, fully equipped kitchen and door to the side of the property; Study/Reception, a spacious study/reception with front aspect; WC Cloakroom; Lower ground floor, further reception/bedroom 6 with French doors to the garden (perfect as a nanny annex or guest accommodation); boiler/plant room; Built in storage to the hall area; Integral door to the large double garage with Tesla charging pod; Huge Master Bedroom with double aspect windows, large en-suite with built in storage; Bedroom 2, large double with views of the garden; Bedroom 3, double bedroom with front aspect, built in wardrobe; Bedroom 4 currently configured as a dressing room with extensive built in cupboards; Bedroom 5, a further large double bedroom with double to aspect windows; Family Bathroom with bath and overhead shower.



Sitting Room · Dining Room · Kitchen · Study · Cloakroom · Family Room · Boiler Room

5 Bedrooms · En-Suite Bathroom · Bathroom

Off-Road Parking · Garage · Garden













## ACCOMMODATION

### **GROUND FLOOR SITTING ROOM**

A large reception room with windows to front and rear and glazed door providing access to the garden.

### **DINING ROOM**

A further reception room with attractive fireplace with living flame, gas fire.

### **KITCHEN**

With a range of wall and base units with granite worktops, gas, hob, double oven, integrated fridge/freezer, dishwasher and washing machine.

### **STUDY**

Providing a useful workspace.

### **CLOAKROOM**

With WC and basin.

### **LOWER GROUND FLOOR**

#### **FAMILY ROOM**

Further sitting area or potential 6th bedroom with window and glazed door overlooking the garden.

### **BOILER ROOM**

Providing useful storage space and housing the gas boiler

### **CLOAKROOM**

Providing useful storage.

### **FIRST FLOOR BEDROOMS**

There are five bedrooms on the first floor, including the main bedroom with ensuite.

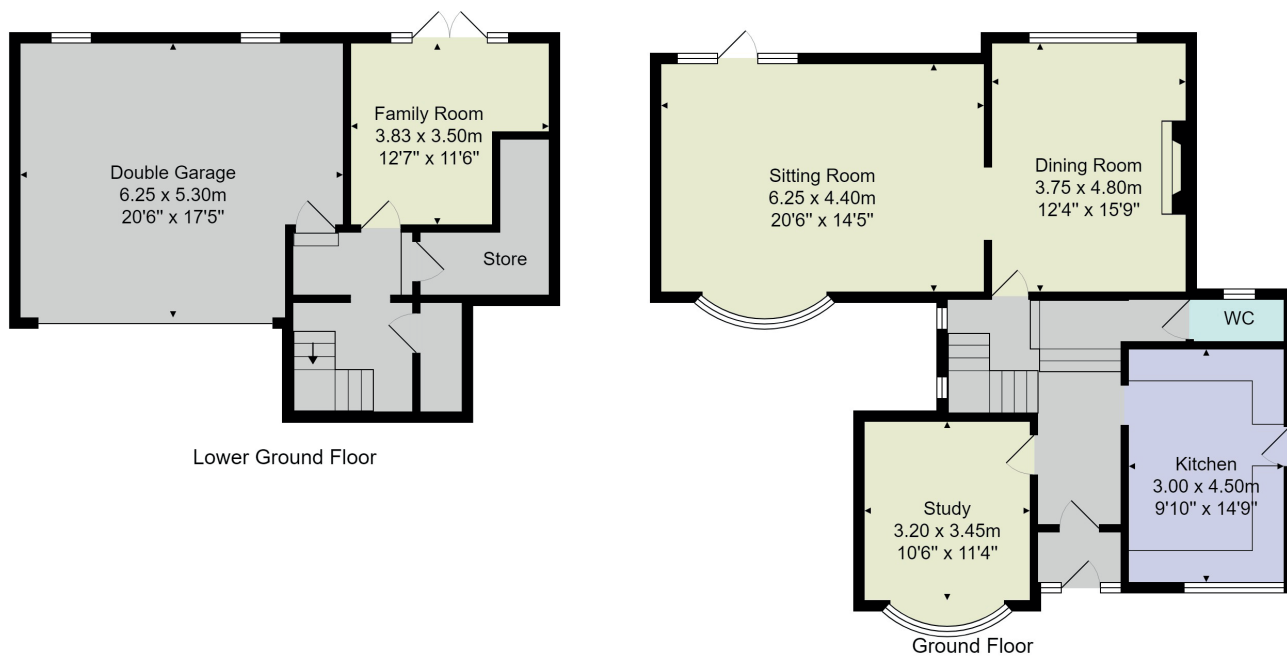
### **ENSUITE BATHROOM**

A white suite comprising WC, basin set within a vanity unit, bath and shower. Tiled walls and floor. Heated towel rail.

### **BATHROOM**

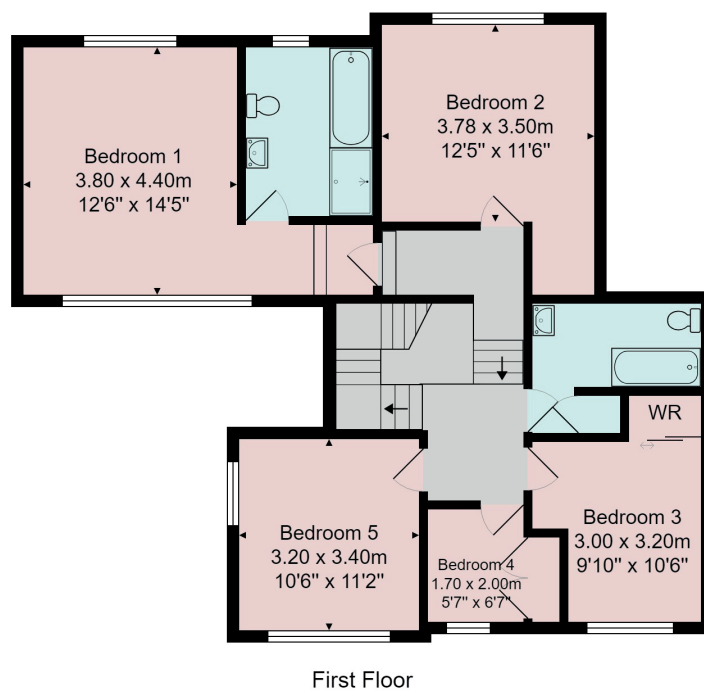
A modern white suite comprising WC, basin and bath with shower above. Tiled walls and floor. Heated towel rail. Fitted cupboard.

# FLOOR PLAN



Total Area: 239.5 m<sup>2</sup> ... 2578 ft<sup>2</sup>

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 large integral garage with electric door and electric vehicle charging point. Attractive rear garden with lawn, planted borders and patio.

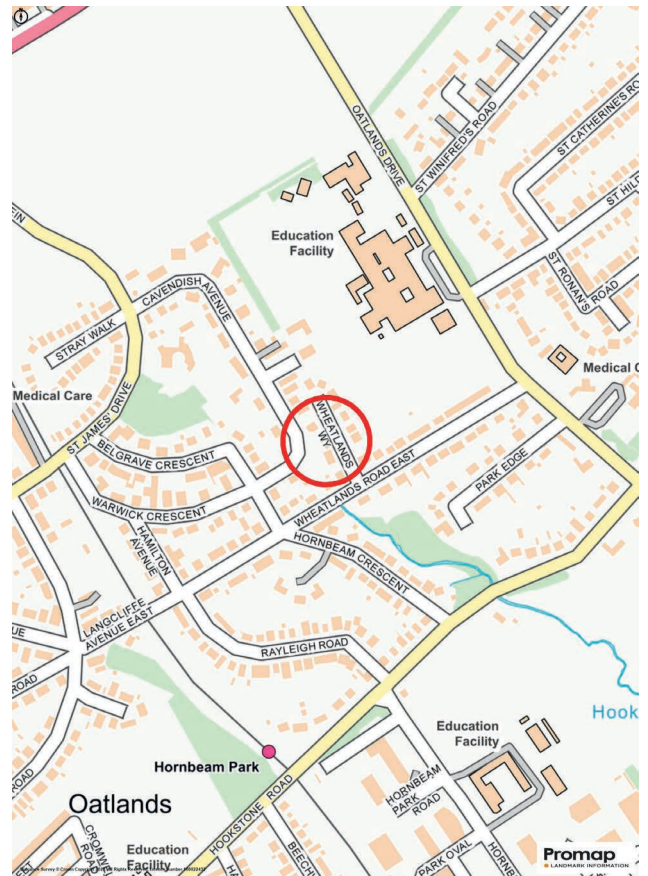
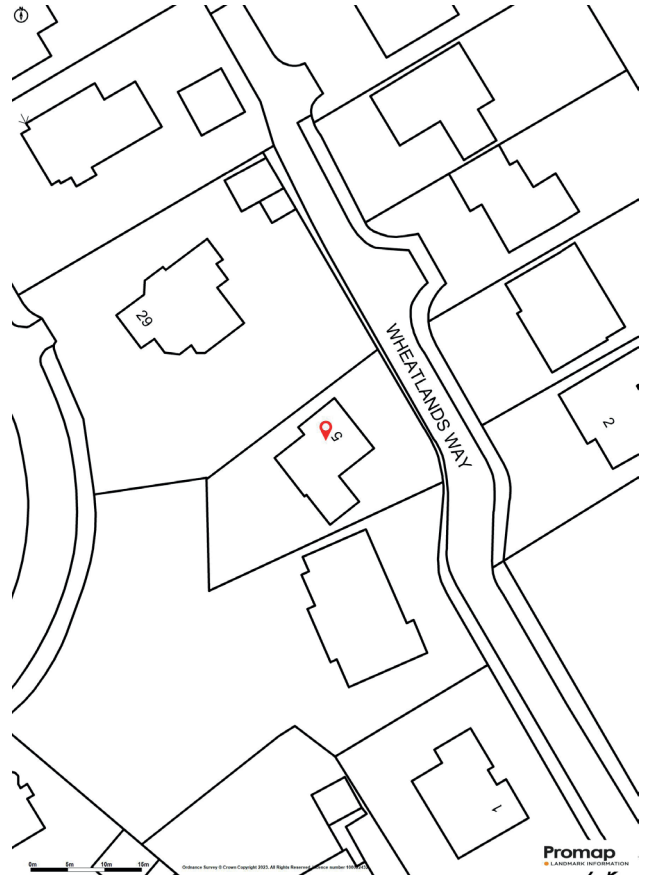
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



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	60	76
(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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