



VERITY  
FREARSON

44 HARLOW OVAL, HARROGATE, HG2 0DS

£950,000

# 44 HARLOW OVAL,

*Harrogate, HG2 0DS*

**A rare opportunity to purchase a substantial, detached family home with generous and flexible four-bedroomed accommodation in this sought-after location close to excellent local schooling, the Valley Gardens and Harrogate town centre.**

This beautifully presented property provides spacious and high-quality accommodation, ideal for modern-day family living. On the ground floor there are two large reception rooms, one of which leads to the garden. There is also a stylish dining kitchen with high quality Neptune fitted kitchen, cloakroom and access to the integral garage.

On the first floor there are four bedrooms including a large master bedroom with en-suite bathroom and a large modern family bathroom. The property occupies a generous plot and has a resin driveway providing ample off-road parking and to the rear is a good-sized lawned garden with a South-West aspect and various paved sitting areas.



Sitting Room · Family Room · Dining Kitchen · Cloakroom

4 Bedrooms · Bathroom · En-Suite

Off-Road Parking · Integral Garage · South West Facing Garden







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

With solid block parquet flooring. Under stairs cupboard.

#### SITTING ROOM

A large reception room with bay window and fitted shelving and fireplace with wood surround and Clearview woodburning stove.

#### FAMILY ROOM

A further reception room with glazed doors overlooking the garden. Fitted shelving.

### DINING KITCHEN

With a spacious dining area, limestone flooring and glazed doors leading to the garden. Clearview woodburning stove. The stunning Neptune fitted kitchen comprises a range of stylish units with larder cupboard and space for a range cooker, integrated dishwasher and space for fridge/freezer. Quooker boiling water tap. Door leads to the integral garage.

### CLOAKROOM

With WC and basin.

### FIRST FLOOR

#### BATHROOM

A quality Burlington white suite with WC, basin set within a vanity unit, walk-in shower, and freestanding bath. Tiled flooring. Heated towel rails. Underfloor heating.

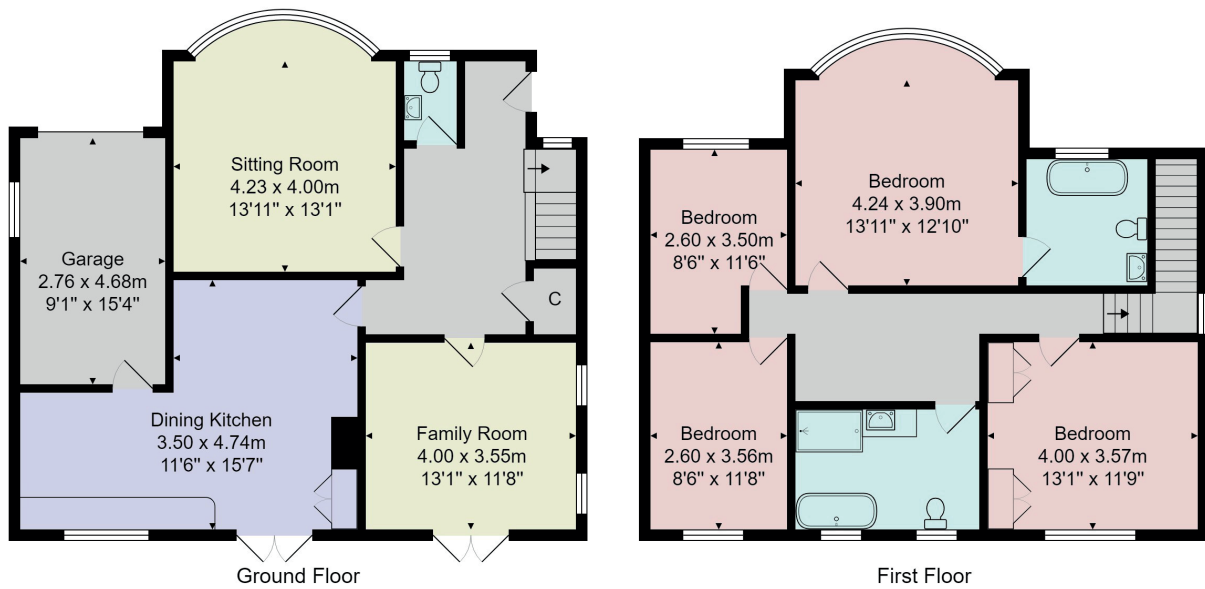
#### BEDROOMS

There are four bedrooms on the first floor, the master bedroom has a bay window and ensuite bathroom.

#### ENSUITE

A white modern suite, comprising WC, basin and bath.

# FLOOR PLAN



Total Area: 172.1 m<sup>2</sup> ... 1853 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 large resin drive provides ample off-road parking and leads to an integral garage with light and power and space and plumbing for additional appliances. To the rear of the property there is a very good sized garden enjoying a south west facing aspect with lawn, planted borders and fruit trees, various paved sitting areas, shed and covered barbecue area/store. Outdoor lighting and power.

### Position

The property is situated in this most desirable location on Harlow Oval, which is just a short walk from the Valley Gardens and the shops and amenities on Cold Bath Road, and is well served by excellent local schools, including the nearby Harrogate Grammar School and Western Primary School. Harrogate town centre and the Stray are also within easy walking distance.

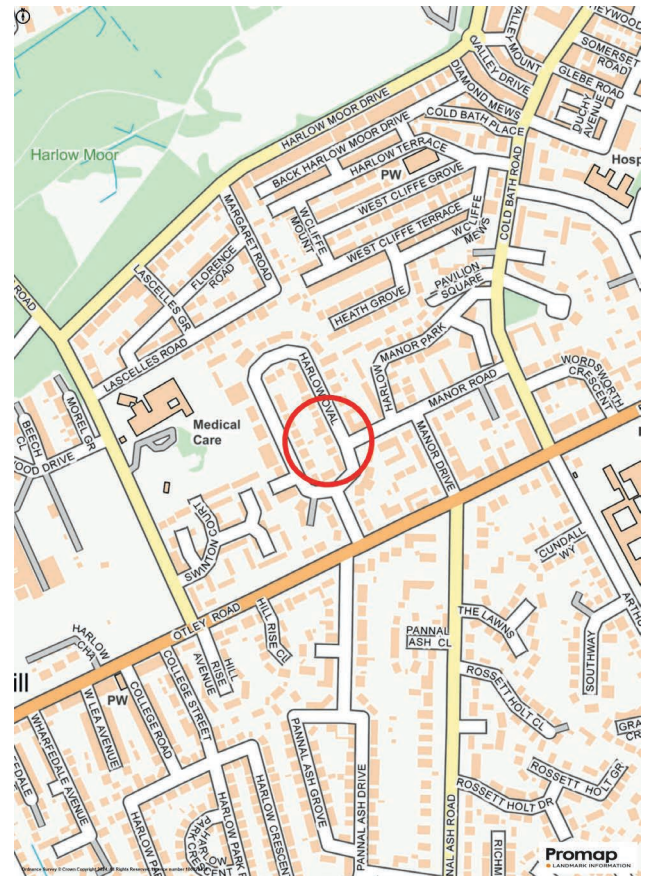
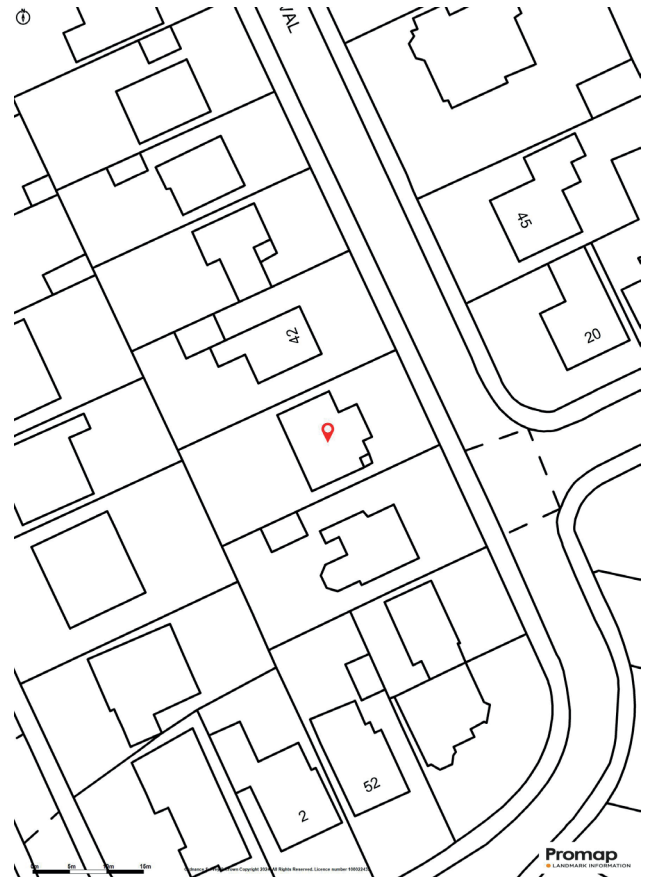
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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