



5 Sweet Briar, Harrogate, North Yorkshire, HG3 2NX

£425,000

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A beautifully presented four-bedroomed detached house with garage and enclosed gardens, situated in this very desirable location on the outskirts of Harrogate town centre.

This excellent family home reveals spacious and well-planned accommodation, finished to a good standard. The property features a stunning open-plan modern kitchen and dining area, cloakroom, spacious lounge and utility room. To the first floor there are four bedrooms, house bathroom and en-suite shower room. Outside, there is ample parking, which leads to a garage and lawned garden with paved seating area.

Sweet Briar is a sought-after quiet location and forms part of a popular, modern development, close to a range of amenities including schools, shops and open countryside.





GROUND FLOOR

RECEPTION HALL

With window to side and central heating radiator. Storage cupboard.

SITTING ROOM

A spacious reception room with windows to front and rear. Central heating radiators. Fireplace with living-flame gas fire. Patio doors lead to the garden.

DINING KITCHEN

A stunning open-plan kitchen and dining area with window to front and rear. The modern kitchen comprises a range of stylish fitted unit with oak work surfaces, breakfast bar with electric hob, double oven and combination microwave. Integrated dishwasher and fridge / freezer.

UTILITY ROOM

Fitted with a further range of wall and base units with inset sink unit. Space and plumbing for washing machine. Door to rear. Central heating radiator.

FIRST FLOOR

LANDING

Access to loft space. Airing cupboard.

BEDROOM 1

With window to front and central heating radiator. Fitted wardrobes.

EN-SUITE SHOWER ROOM

With low-flush WC, vanity unit with inset wash and shower cubicle. Window to side. Heated towel rail.

BEDROOM 2

With window to front and central heating radiator. Built-in wardrobe.

BEDROOM 3

With window to rear and central heating radiator.

BEDROOM 4

With window to rear and central heating radiator.

BATHROOM

Fitted with a modern white suite comprising low-flush WC, washbasin and panelled bath with shower above. Window to rear. Heated towel rail.

OUTSIDE

A driveway provides off-street parking and leads to a garage with light and power. Attractive lawned garden to front with rose garden. To the rear there is a further lawned garden with planted borders and large paved seating area. Timber garden shed.

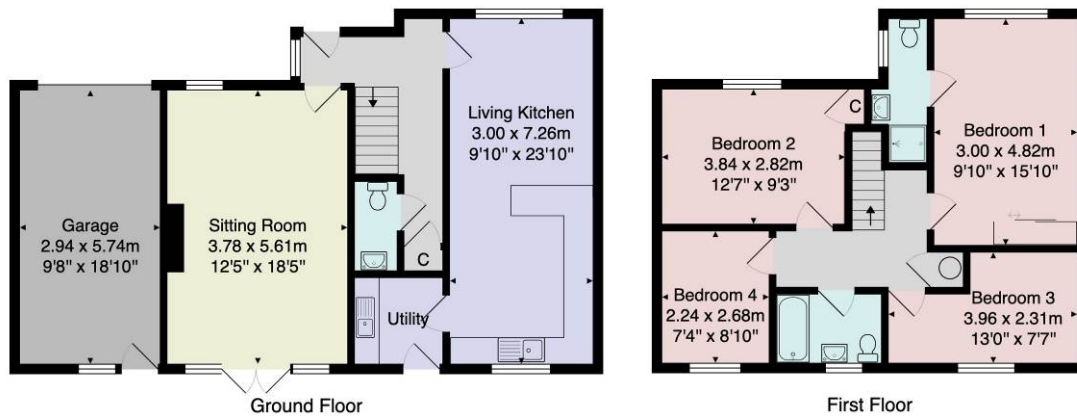
AGENT'S NOTE

The property has gas central heating. The property also has solar panels so has the advantage of lower bills and feed-in tariff (circa £600 pa). Additional electric heating via electric infrared heating system partly powered by solar panels.

Tenure - Freehold

Council Tax Band - E





Total Area: 133.4 m² ... 1436 ft²

All measurements are approximate and for display purposes only.
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