



VERITY
FREARSON

18 ASPEN CLOSE, HARROGATE, HG3 1GG

OIRO £775,000

18 ASPEN CLOSE,

Harrogate, HG3 1GG

A most impressive five / six-bedroom detached house enjoying an attractive position on the edge of this exclusive development just off Whinney Lane.

This spacious modern property is appointed to a high standard, having been upgraded by the current owners. A spacious reception hall greets you as you enter the property and leads to the sitting room, a stunning dining kitchen with glazed bi-folding doors overlooking the garden, and the second reception room / potential sixth bedroom. There is also a downstairs WC, utility room and access to the integral double garage. On the first floor there are five bedrooms, two of which have en-suite shower rooms, and there is a modern family bathroom. The property occupies a generous plot and has an attractive rear garden with lawn, patio and fitted bar. There is a further sitting area to the front of the property with a gazebo, which has outdoor electric heating.

The property is situated in a delightful position on the edge of beautiful open countryside, and well served by excellent local amenities which include popular primary and secondary schools and just a short distance from Harrogate town centre.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

5 / 6 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Attractive Landscaped Garden · Gazebo · Fitted Bar Area







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with glazed doors leading to the garden. Attractive electric fire.

DINING KITCHEN

A stunning open plan dining kitchen with glazed bi-folding doors leading to the garden. High-quality Laura Ashley fitted kitchen with a range of quality fitted units and Quooker boiling-water tap. Bosch appliances including a gas hob, integrated double oven, integrated fridge / freezer and dishwasher.

CLOAKROOM

With WC and washbasin. Heated towel rail.

UTILITY ROOM

With fitted units, worktop, sink and space and plumbing for washing machine and tumble dryer.

FAMILY ROOM / BEDROOM 6

A further reception room or potential sixth bedroom or office.

FIRST FLOOR BEDROOMS

There are five good-sized bedrooms on the first floor, two of which have en-suite shower rooms.

2 EN-SUITES

There are two en-suite shower rooms, each with modern white fittings comprising a WC, washbasin set within a vanity unit, and shower.

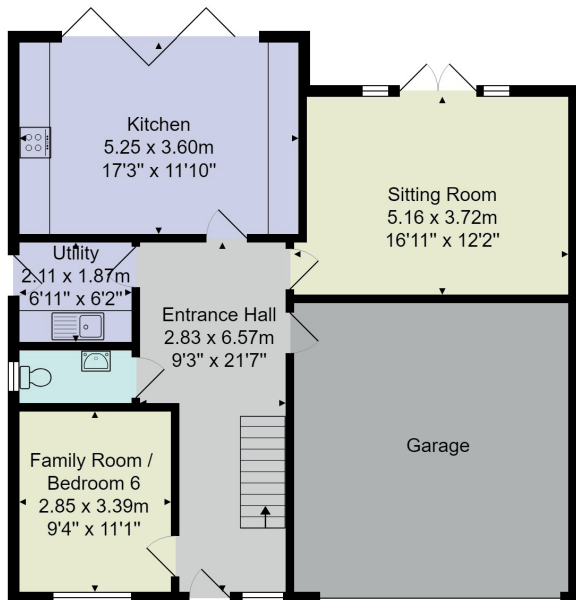
BATHROOM

There is also a modern family bathroom which has a bath and shower. All the bathrooms have been upgraded and have porcelain-tiled walls and floors.

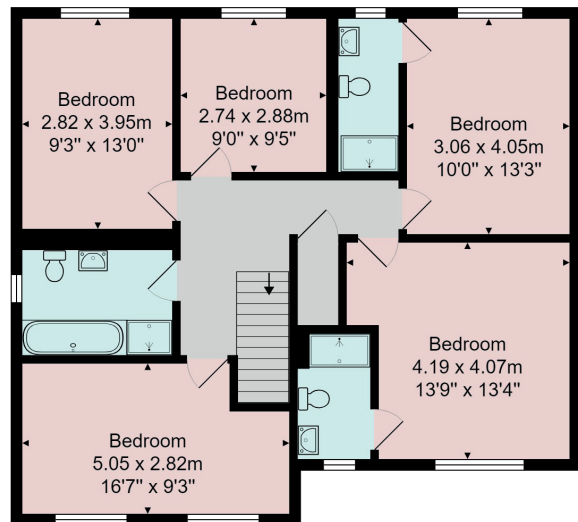
LOFT

There is a large loft, which is boarded and has a light and pulldown ladder.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 192.0 m² ... 2067 ft²

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

The property occupies a particularly generous plot and has a driveway to the front providing parking and access to the integral double garage which has light and power. There is an attractive landscaped rear garden with lawn, planted borders and paved sitting area. There is a fully insulated bar with fitted bar, beer pumps and gas, Wi-Fi, lighting and power. To the front of the property, there is a further paved sitting area with a gazebo which has light, power and electric heater. There is a useful garden shed, situated at the side of the property which also has light and power.

Agent's Note

An estate charge of £195 per annum will be payable.

Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)	84	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Harrogate

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