



APPLEGARTH, YEW TREE LANE, HARROGATE

£850,000



A beautiful and much loved family home.

Applegarth is a charming and beautifully appointed family home, boasting spacious accommodation over two floors. Offering far reaching countryside views whilst peacefully located towards the end of Yew Tree Close.

Upon entry of Applegarth is a bright and spacious entrance hall with utility/boot room connecting to the rear garden.

To the front of the property is a generous family room with bay window, log burning stove, wood flooring and views over the front garden and beyond. Adjacent to the family room is a further snug/TV room with shutters and beautiful arched windows - alternatively this space can be used as a further guest bedroom for friends and family as there is a modern tiled shower room just off the end of the hallway.

To the rear of the property is an open plan, Clarity Arts dining kitchen with solid oak cabinets, granite worktops, oak breakfast bar and ample space for a large dining table. The kitchen also offers a bespoke pantry wall, a Rangemaster and built in appliances.



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Tenure
Freehold

Local Authority
Harrogate Borough Council

Council Tax Band
Band D

EPC Rating
D





Property Description

To the first floor, the property offers four good sized double bedrooms - The master benefits from both ensuite shower room and ample amounts of built in wardrobe/storage space. The guest bedroom also has a newly fitted ensuite shower room with feature Herringbone flooring and the further two double bedrooms are both serviced by the main house bathroom - This floor is the perfect layout for any growing family.

Outside to the front of the property is a fantastic enclosed south facing garden, which is mainly laid to lawn, framed with shrubs and manicured hedging to keep the privacy as well as a patio seating area, driveway for numerous cars and a double garage with mezzanine storage.

To the rear is a further striking garden with patio seating area leading straight out from the kitchen, private hedging, greenhouse and vegetable area with raised beds/planters.

Services

We are advised that the property has Gas central heating -
Mains water - Mains drainage



Location (HG2 9LG)

Accessed via a quiet, private road, Applegarth is superbly situated in a discreet and little-known position, off a private cul de sac, in a sought-after residential area on the southern fringe of Harrogate. It is conveniently located within a short drive of the town centre which offers an excellent and varied range of shopping and recreational facilities. In addition, there are a wide selection of well-regarded schools nearby including Ashville College, which is within very close proximity.





House area = 213 sq m / 2,292 sq ft
 Garage Area = 29.3 sq m / 316 sq ft
 Total Area = 242.30 sq m / 2,608 sq ft
 All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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