

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 accomodation 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 geneous 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 showeroom 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.



Tenure	Local Authority	Council Tax Band	EPC Rating	
Freehold	Harrogate Borough Council	Band D	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





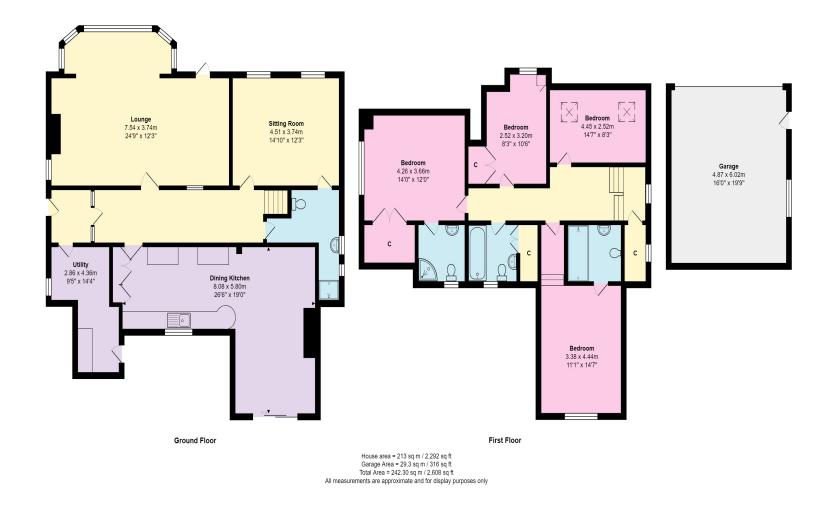
Location (HG2 9LG)

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.









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

NOR

RESIDENTIAL

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measuremnts and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters



have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk. Particulars dated December 2023. Photographs and videos dated December 2023.

North Residential is the trading name of North Residential Estate Agents Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

