



17 Milton Close, Harrogate, North Yorkshire, HG1 3NB

£475,000

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A spacious and well-presented four-bedroom detached house, with an attractive garden enjoying a delightful outlook to the rear over the adjoining woodland.

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This beautifully presented home has been extended to provide generous and flexible accommodation. On the ground floor there is an extended living kitchen with sitting and dining areas with bi-folding doors overlooking the garden. There is also a separate sitting room, family room, utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, two en-suite shower rooms and a bathroom. The property has a driveway and an attractive garden, enjoying a private outlook to the rear overlooking the adjoining woodland.

The property is situated in a super position at the end of a quiet cul-de-sac, backing onto attractive woodland and countryside with the Harrogate Ringway walk, leading to the beautiful Nidd Gorge being close by.





## **GROUND FLOOR RECEPTION HALL**

### **SITTING ROOM**

A spacious reception room with bay window and wall-mounted gas fire.

### **FAMILY ROOM**

A further reception room with potential to be used as additional sitting or dining area.

### **LIVING KITCHEN**

A stunning open-plan living kitchen with sitting and dining areas and glazed bi-folding doors leading to the garden. The kitchen comprises a range of fitted wall and base units with granite worktop and breakfast bar. Electric hob, integrated oven, and space for appliances. Under-stairs cupboard.

### **UTILITY ROOM**

With fitted units and worktop. Plumbing for a washing machine.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR BEDROOMS**

There are four good-sized bedrooms on the first floor, each with fitted wardrobes.

## **BATHROOMS**

There is a modern bathroom with WC, washbasin, and bath with shower above. In addition, there are two en-suite shower rooms, each with modern fittings, WC, washbasin and shower.

## **OUTSIDE**

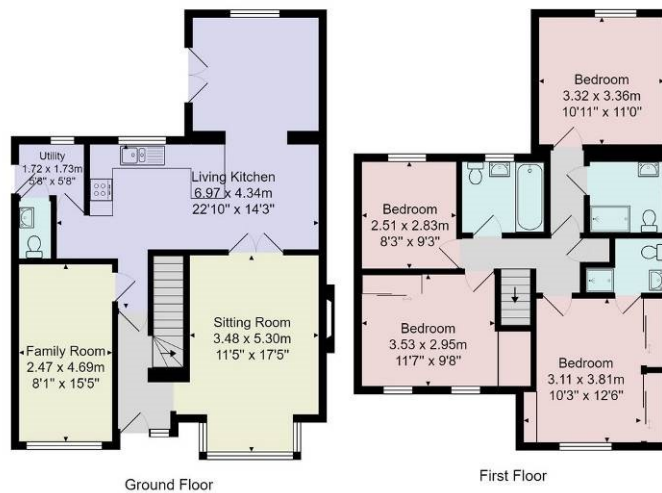
A drive provides parking to the front. To the rear there is an attractive landscaped garden with lawn, planted borders, patio and covered decked sitting area with a delightful aspect to the rear over adjoining woodland.

**Tenure** - Freehold

**Council Tax Band** - E

**EPC RATING** - TBC





Total Area: 137.8 m<sup>2</sup> ... 1483 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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