



VERITY
FREARSON

5 BLENHEIM WAY, HARROGATE, HG2 9DS

GUIDE PRICE £850,000

5 BLENHEIM WAY,

Harrogate, HG2 9DS

A most impressive four-bedroom extended detached property presented to a high standard, in this delightful position overlooking the adjoining green in this popular south Harrogate location, within the catchment area for Harrogate Grammar School.

This beautifully presented property has been newly extended and modernised to a high standard by the current owners. This super property now provides stylish accommodation comprising a stunning open-plan living kitchen with high-quality fitted kitchen and bi-folding doors leading to the garden, together with a separate sitting room, office, utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, a high-quality bathroom and en-suite. The property has a good-sized and attractive south-facing rear garden, together with a driveway and double garage with electric door.

The property forms part of this quiet cul-de-sac just off St George's Road, overlooking the adjoining green on the south side of Harrogate, close to excellent amenities including sought-after primary and secondary schools, and just a short distance from the Stray and Harrogate town centre.



Reception Room · Office · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Off-Road Parking · Double Garage · Attractive South-Facing Rear Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

With under-stairs cupboard, window to front with fitted shutters and Karndean flooring.

SITTING ROOM

A spacious reception room with bay window to front with fitted shutters and glazed doors leading to the rear garden. Attractive stone fireplace with living-flame gas fire.

LIVING KITCHEN

A stunning open-plan living kitchen with spacious sitting and dining areas with windows and glazed bi-folding doors overlooking the garden and skylight windows. The kitchen comprises a range of stylish and high-quality wall and base units with quartz worktop, island and breakfast bar. Induction hob, integrated oven, fridge / freezer and integrated dishwasher. Karndean flooring.

OFFICE

Providing a useful workspace with window to front with fitted shutters and fitted desk and storage.

UTILITY ROOM

With worktop and sink and plumbing for washing machine. Door to side.

CLOAKROOM

With WC, washbasin set within a vanity unit, Window to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear with fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set with a new vanity unit, and large walk-in shower. Window to rear, tiled flooring with under-floor heating.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A double bedroom with window to front with fitted shutters. Fitted wardrobe.

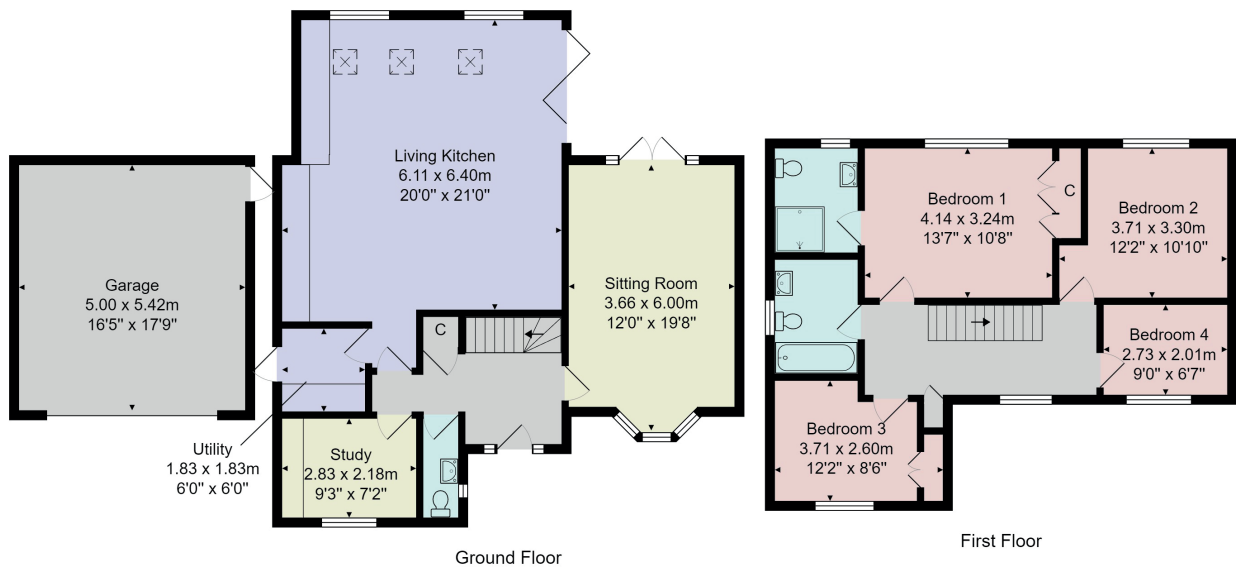
BEDROOM 4

A further bedroom with window to front with fitted shutters. Currently used as a dressing room, with fitted clothes storage.

BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail and window to side. Tiled floor with under-floor heating.

FLOOR PLAN



Total Area: 174.1 m² ... 1874 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

A drive provides ample off-road parking and leads to a double garage which has light, power and an electric door. To the rear of the property is an attractive south-facing garden with a lawn, well-stocked borders, apple tree, greenhouse and granite paved sitting areas. Outside power points.

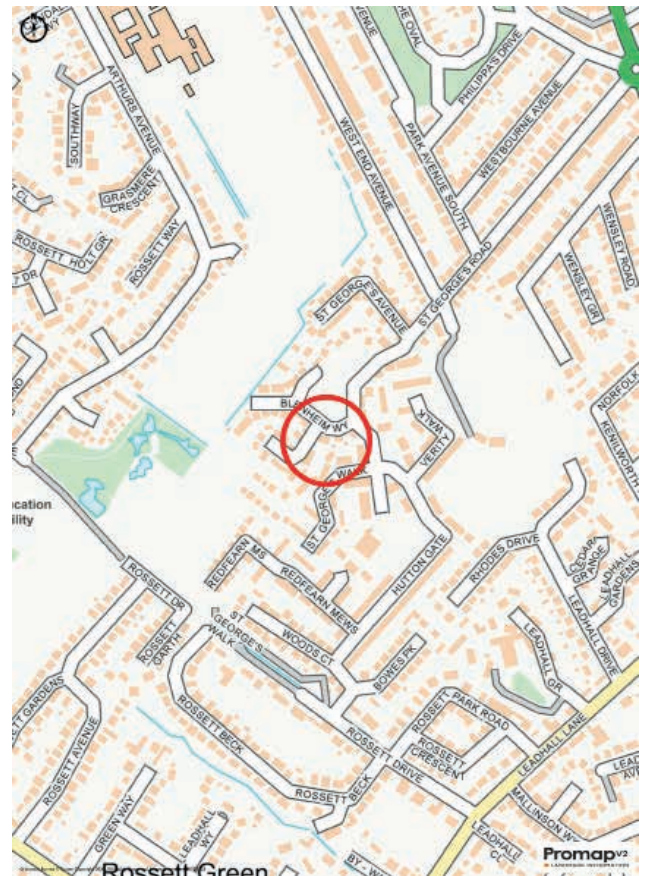
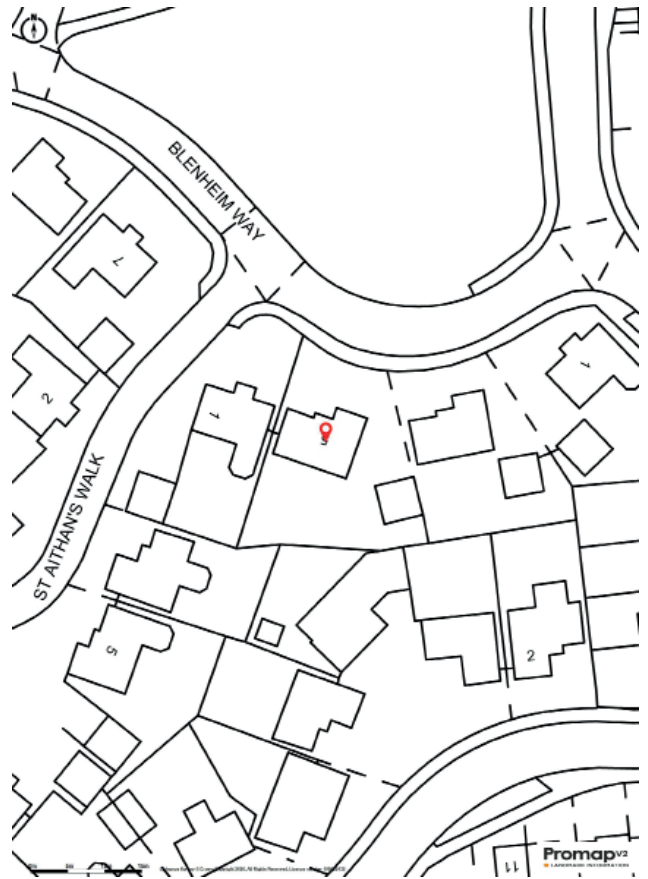
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	69	
(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			

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