



VERITY
FREARSON

HAZEL GARTH, 1A FOREST GARDENS, HARROGATE, HG2 7EA

GUIDE PRICE £670,000

HAZEL GARTH, IA FOREST GARDENS,

Harrogate, HG2 7EA

A beautifully presented four-bedroom detached property with large and attractive gardens, generous drive and integral double garage providing generous accommodation extending to over 2,800 square feet.

Hazel Garth is a true hidden gem and is set back from Forest Lane down a private road of just five homes, in this convenient position between Harrogate and the historic town of Knaresborough. The high-quality accommodation has under-floor heating throughout the ground floor and provides flexible living accommodation comprising an open-plan kitchen and dining area, together with a sitting room which has a vaulted ceiling with exposed beams and attractive fireplace. There are glazed bi-folding doors that lead to the garden and covered sitting area. There is also a study, utility room and downstairs WC on the ground floor. Upstairs, there are four very good-sized bedrooms, two of which have walk-in wardrobes and en-suites, and there is also a modern shower room.

A driveway provides ample parking and leads to the integral double garage which can provide additional parking space or has potential to be used as a workshop, home gym or games room. Good-sized garden with lawn and patio. Covered sitting area with outside heating.



Sitting Room · Study · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Shower Room

Off-Road Parking · Integral Double Garage · Good-Sized, Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With stone tiled floor. Leads to -

DINING KITCHEN

A stunning, high-quality fitted kitchen with quartz worksurfaces and central island. Fitted wall and base units with solid walnut doors and feature lighting. Tiled floor with under-floor heating. Spacious dining area with glazed bi folding doors leading to the garden. Open plan to the sitting room.

SITTING ROOM

A further bright and airy reception room with bi-folding doors leading to the garden. Antique marble fireplace and vaulted ceiling.

UTILITY ROOM

With further high-quality units and quartz worksurfaces having inset sink. Plumbing for washing machine and tumble dryer. Tiled floor with under-floor heating.

CLOAKROOM

With WC and washbasin.

STUDY

Providing a useful workspace with window to the rear and access to the double garage.

FIRST FLOOR

On the first floor there are four very good-sized bedrooms, two of which have en-suites and walk-in wardrobes.

EN-SUITE 1

A modern white suite comprising WC, washbasin, and free-standing bath. Underfloor heating.

EN-SUITE 2

A white suite comprising WC, washbasin, and shower. Underfloor heating.

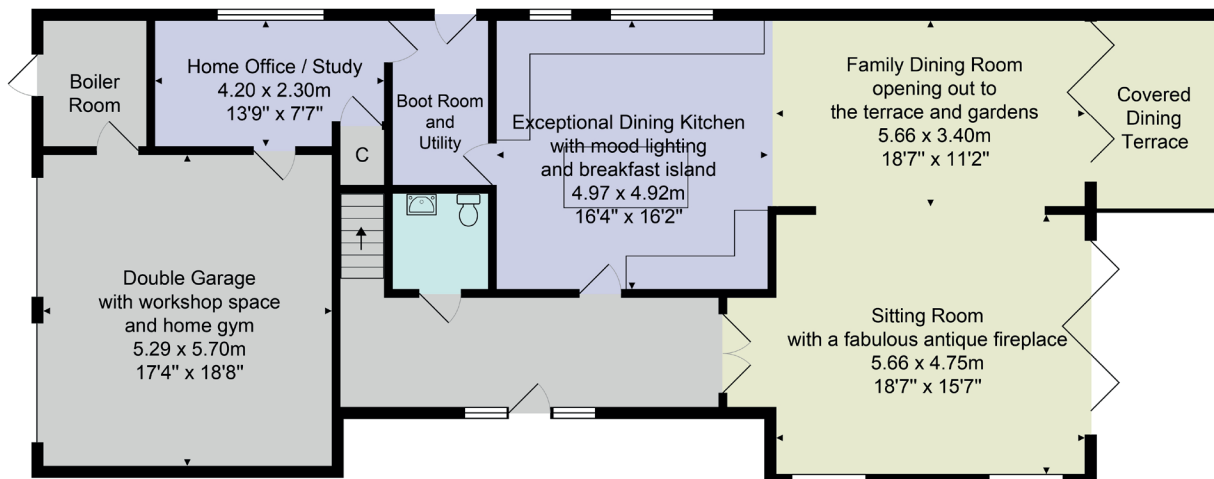
SHOWER ROOM

Shower room with WC, washbasin and shower. Underfloor heating.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 267.6 m² ... 2880 ft² (excluding covered dining terrace)

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 driveway provides ample off-road parking and leads to the integral double garage providing additional parking or space for workshop / gym or games room. There is also access to the boiler room/garden store. The property has a very good-sized, attractive garden with lawn, paved sitting area and planted borders, and also has an additional covered sitting area with outside heating.

Location

The property is situated in this quiet and convenient location within easy reach of both Harrogate and Knaresborough, close to Harrogate Golf Club, with excellent road and rail links to Leeds, York and beyond, and just moments away from country walks at Nidd Gorge and Forest Moor. Other nearby amenities include Knaresborough Forest Cricket club, Starbeck swimming pool, Sainsbury's and Morrisons supermarkets. Ridding Park spa, golf club, restaurants, and leisure complex is about a five-minute drive away.

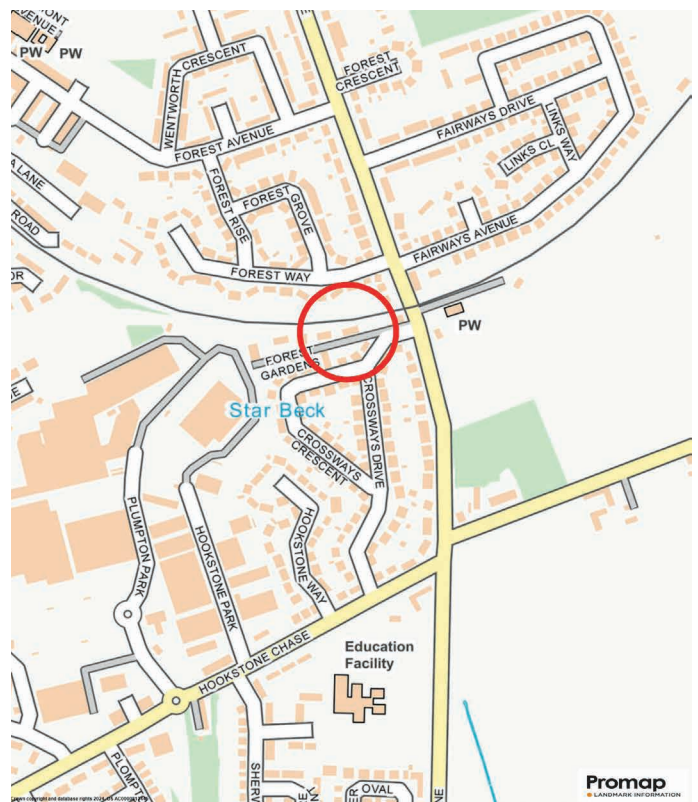
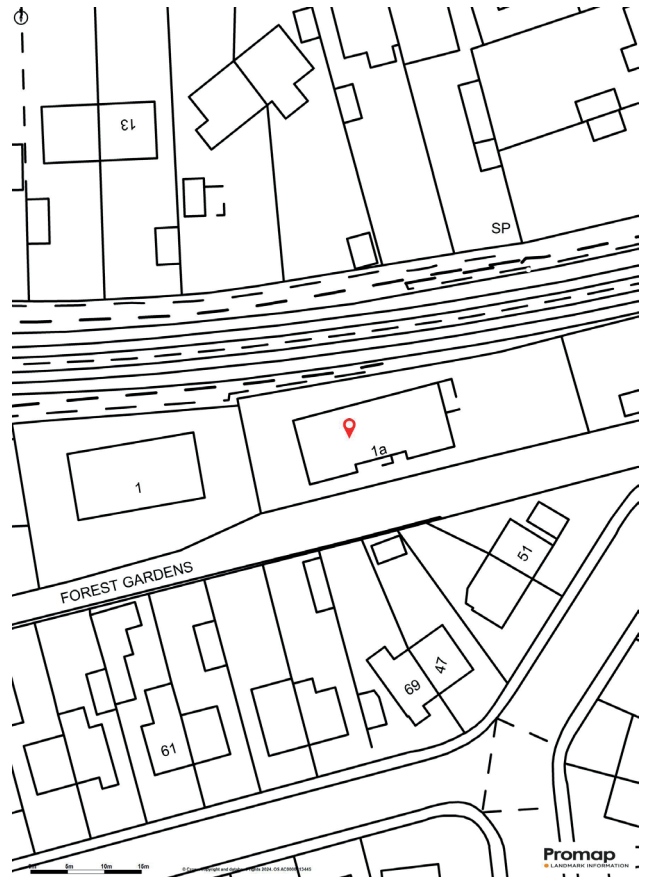
Services

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	76	80
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk