



MEADOW VIEW, CATTAL

GUIDE PRICE £799,999

NORTH
RESIDENTIAL

A stunning detached family home with a private and generous plot.

NO ONWARD CHAIN A substantial modern, detached five-bedroom home located in a secure gated rural setting on the outskirts of Harrogate.

Meadow View is an immaculately presented modern detached family home perfect for entertaining and family living, located behind a secure gated entrance shared with another property. The versatile accommodation is spread over three floors with the three reception rooms to the rear of the property overlooking the private south facing garden.

The property benefits from a newly fitted boiler and solar panels have an export tariff on feeding tariff direct to the property.



Tenure Freehold	Local Authority Harrogate Council	Council Tax Band G	EPC Rating C
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In brief the accommodation comprises; a light filled entrance hall, a large kitchen with soft close cupboards that have been recently repainted, a central island with breakfast bar, two ovens and integrated Bosch appliances including coffee machine, plenty of room for a large dining table and access into the integrated garage – a set of bifold doors lead out to the south facing garden.

Adjacent to the kitchen is an impressive dining room with two sets of patio doors to an outside alfresco eating area. This flows into the well-proportioned light sitting room featuring a wall of windows overlooking onto the garden, which leads into the orangery with windows on three sides and double doors to the garden. The sitting room has a second entrance that leads back into the hallway with cloakroom and utility.

To the first floor is the master bedroom with walk-in wardrobe and en suite, a house bathroom (both with under floor heating) and three double bedrooms. On the second floor is a further double bedroom with en suite shower room and fantastic eaves storage.

The property is approached through electric gates shared with one property, providing parking for a number of cars and access directly to the double garage and access into the kitchen.

The garden wraps around the property and is mainly laid to lawn with perfectly placed areas ideal for alfresco dining including a luxury garden yurt. Well, established ever green hedging surrounds the garden providing a high degree of privacy.



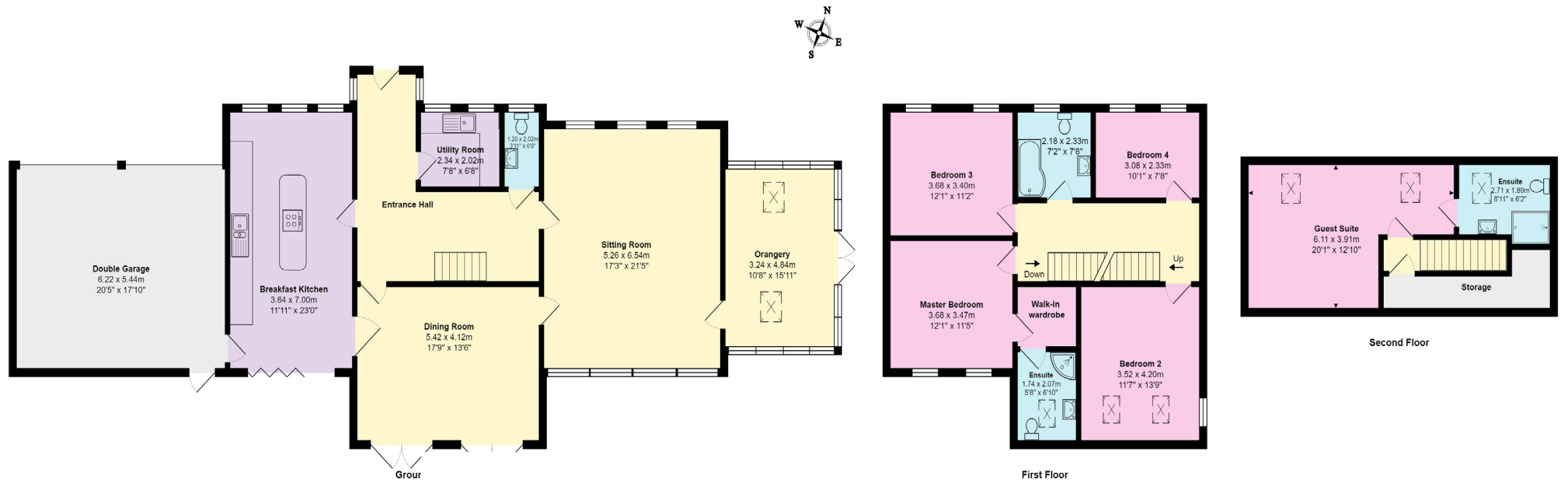
Locations

Both the sophisticated town of Harrogate and the historic city of York are approximately 12 miles away, providing excellent shopping, recreational and business facilities and the thriving financial centre of Leeds is approximately 22 miles, all in commuter distance. The A1(M) is approximately 26 miles away which provides easy access to the national motorway network. The train station at Cattal offers frequent services to connect with the main line stations at Leeds and York providing regular services to London Kings Cross and Edinburgh Waverley; Leeds Bradford International Airport is approximately 21 miles away.

Services

Mains gas, electric and water are connected.





Approximate Gross Internal Floor Area = 240.26 sq m / 2600 sq ft
 Garage = 33.84 sq m / 360 sq ft
 Total = 274 sq m / 2960 sq ft
 be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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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, measurements 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 January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate 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.

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