



VERITY
FREARSON

5 BLENHEIM COURT, HARROGATE, HG2 9DT

£895,000

5 BLENHEIM COURT,

Harrogate, HG2 9DT

A spacious and beautifully presented five-bedroom family home occupying a generous and attractive plot in this delightful position overlooking the adjoining Harrogate Grammar School playing fields within this popular South Harrogate location and within the catchment area of desirable primary and secondary schools.

This most impressive property provides generous accommodation comprising a stunning open-plan kitchen and dining area, together with a large sitting room and family room extension with glazed bi-folding doors leading to the garden. There is also a large utility room, study and downstairs WC. On the upper floors there are five good-sized bedrooms, all of which could accommodate a double bed, and the main bedroom has an en-suite shower room. There is also a modern family bathroom and separate shower room. A driveway provides ample parking for multiple vehicles and leads to an integral single garage with electric door, and there is a large and attractive south-facing garden with lawn, patio and mature planted borders.



2 Reception Rooms · Study · Dining Kitchen · Cloakroom · Utility Room

5 Bedrooms · En-Suite Bathroom · Bathroom · Shower Room

Ample Off-Road Parking · Integral Garage · Good-Sized South-Facing Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window to front and glazed doors leading to the rear garden. Contemporary wall-mounted gas fire.

DINING KITCHEN

A stunning open-plan kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of stylish fitted unit with worktop, island and breakfast bar. Induction hob, double oven, microwave, integrated fridge / freezer and dishwasher.

FAMILY ROOM

A further spacious reception room with glazed bi-folding doors leading to the garden. Tiled flooring. Skylight windows.

CLOAKROOM

With WC and washbasin.

STUDY

Providing a useful workspace with a window to the front.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and appliances. Access to the integral garage.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite bathroom

EN-SUITE BATHROOM

A modern white suite comprising WC, washbasin, bath and shower. Heated towel rail.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail

BEDROOM 2

A double bedroom with windows to the front and rear.

BEDROOM 3

A further good-sized bedroom with fitted wardrobes.

SECOND FLOOR

BEDROOM 4

A double bedroom with fitted wardrobes and shelving and access to eaves storage space.

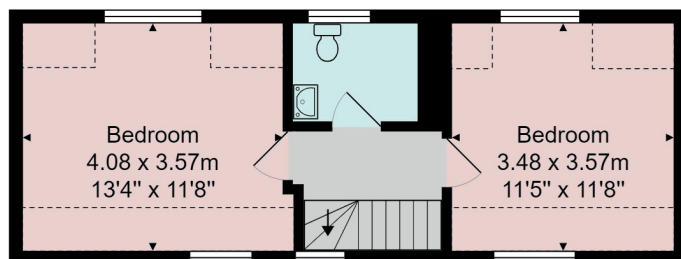
BEDROOM 5

A double bedroom with fitted wardrobe and shelving.

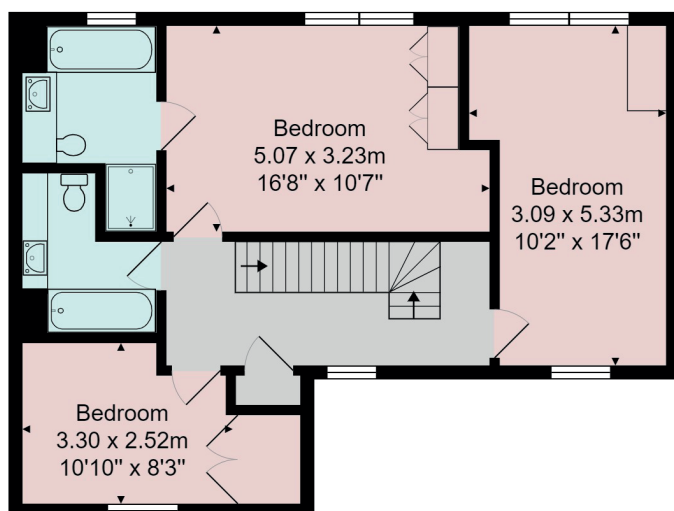
SHOWER ROOM

A wet room with white suite comprising WC, washbasin set within a vanity unit and shower. Tiled walls and floor.

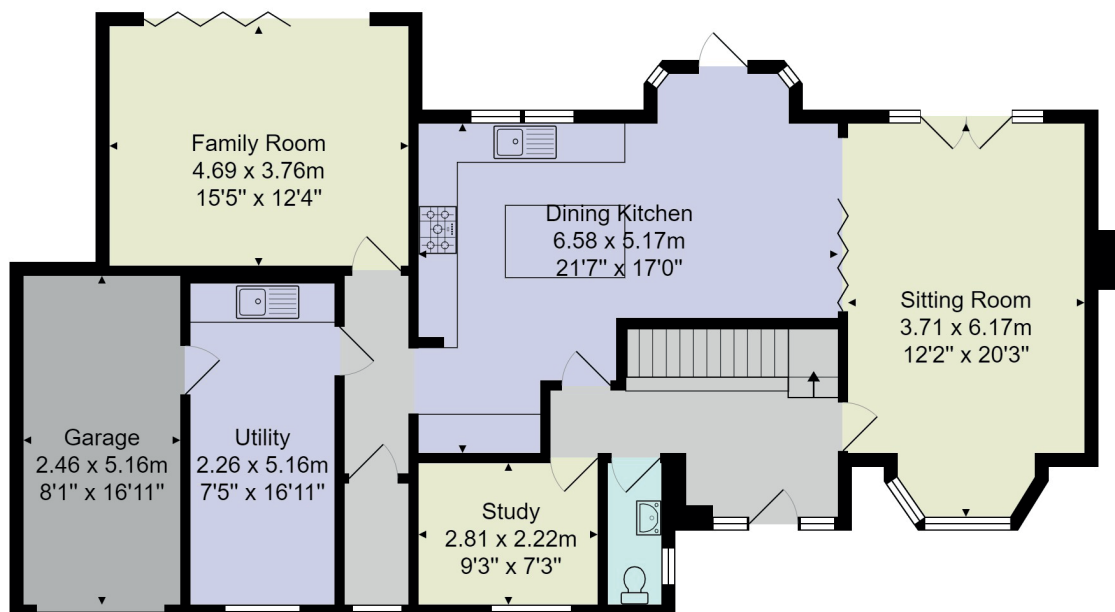
FLOOR PLAN



Second Floor



First Floor



Ground Floor

Total Area: 219.8 m² ... 2366 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A drive provides parking for multiple vehicle and leads to the integral single garage which has light and power and electric door. To the rear of the property there is an attractive south-facing garden with an open aspect over the adjoining school playing fields with lawn, well-stocked planted borders, pond and large paved sitting area.

Location

The property enjoys a delightful position on the edge of his popular development, overlooking the adjoining school playing fields, on a quiet cul-de-sac on the south side of Harrogate. This convenient location is within easy walking distance of excellent local amenities, Stray and Harrogate town centre.

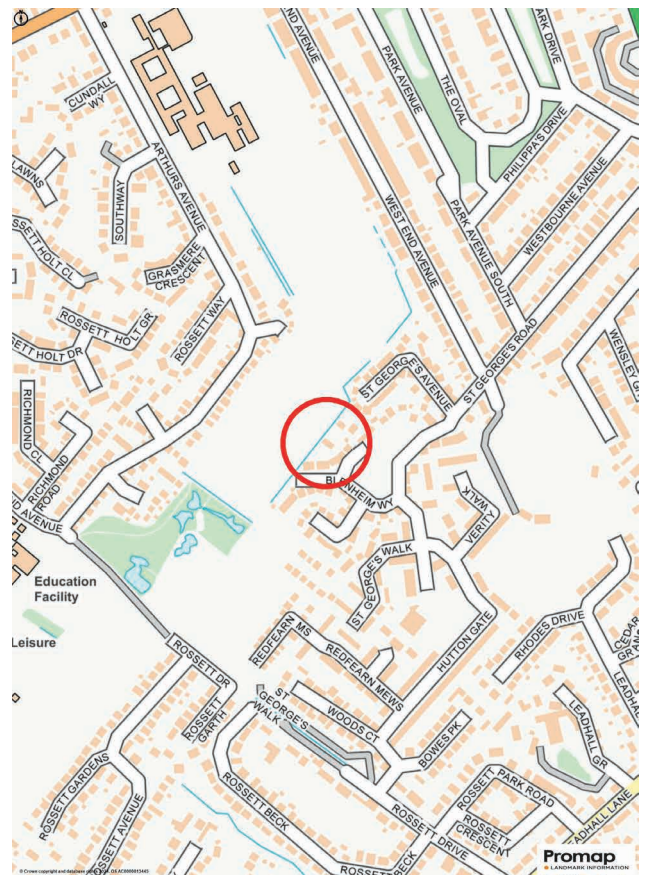
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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