



VERITY
FREARSON

13 CONNAUGHT COURT, HARROGATE, HG1 2EQ

GUIDE PRICE £735,000

13 CONNAUGHT COURT,

Harrogate, HGI 2EQ

A beautifully presented modern townhouse with the unusual benefit of a large corner plot with attractive gardens, situated in this quiet end of cul-de-sac position, within the Duchy estate and within easy walking distance of Harrogate town centre.

This attractive stone built property provides extremely well appointed accommodation over three levels. On the ground floor there is a stunning open plan modern kitchen and dining area with glazed doors leading to the garden together with a separate living room and downstairs WC. On the upper floors, there are four bedrooms, all with fitted wardrobes and storage, a modern bathroom and ensuite shower room.

A particular feature of this property is the generous outdoor space, given its close proximity to the town centre. There is a large and attractive garden surrounding the property with lawn and various sitting areas. The property also have the benefit of secure gated parking with an allocated car parking space.



Living Room · Dining Kitchen · WC

4 Bedrooms · En-suite · Bathroom

Secure Gated Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A reception room with bay window to front and contemporary wall-mounted fire.

DINING KITCHEN

With a spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish modern units with gas hob, integrated double oven, integrated dishwasher, fridge / freezer and integrated washing machine.

CLOAKROOM

With WC and washbasin set within a vanity unit.

FIRST FLOOR

BEDROOMS

There are two bedrooms on the first floor, both with fitted wardrobes. The main bedroom has an en-suite.

EN-SUITE

A modern white suite comprising WC, washbasin set atop a vanity unit and large walk-in shower. Heated towel rail. Tiled walls and floor.

BATHROOM

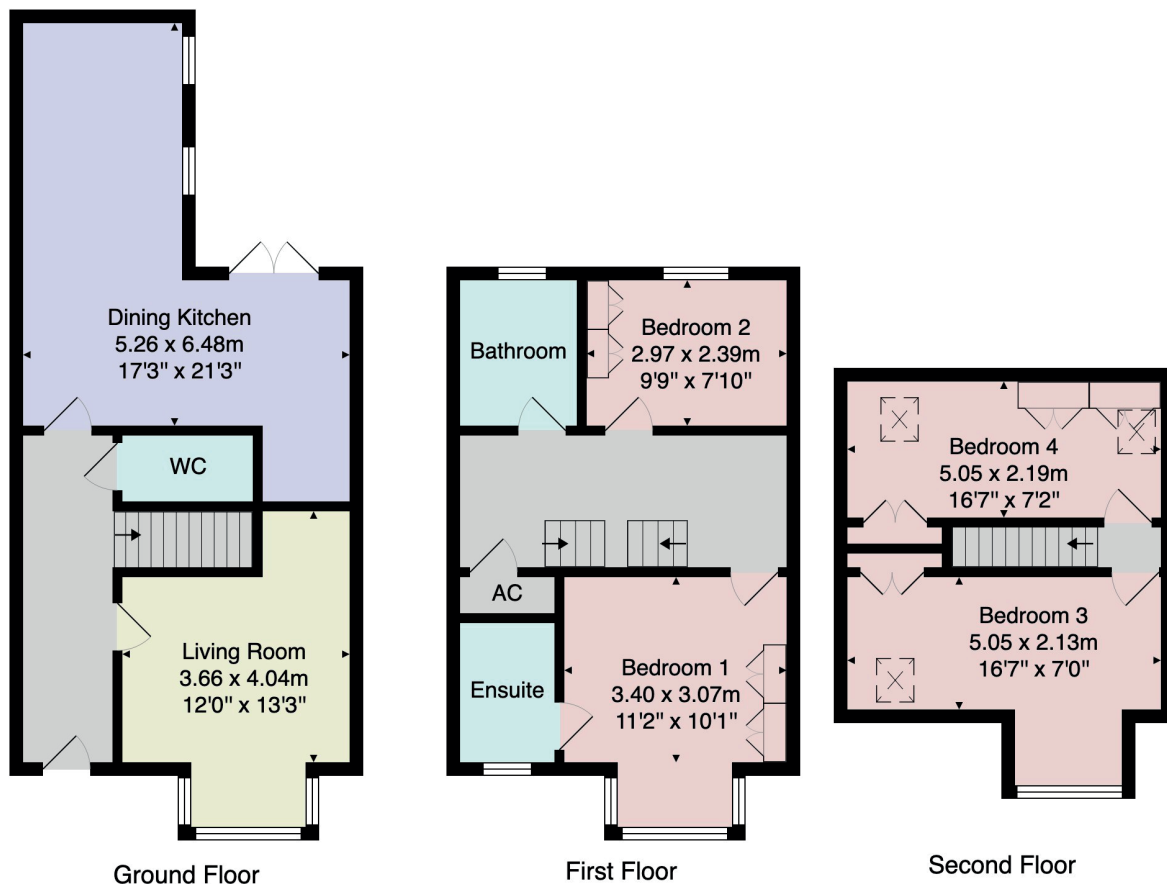
A modern white suite comprising WC, washbasin set within a new vanity unit and bath with shower above. Tiled walls and floor. Heated towel rail.

SECOND FLOOR

BEDROOMS

There are two further bedrooms on the second floor with fitted storage.

FLOOR PLAN



Total Area: 116.8 m² ... 1257 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

The property occupies, a particularly generous plot with a large lawned area and various paved sitting areas providing excellent outdoor entertaining spaces. The property also have the benefit of secure gated parking with an allocated car parking space.

Position

This delightful home is situated in a quiet position within the prestigious Duchy estate which is within easy walking distance of Harrogate town centre where there is a range of excellent amenities, including bars, restaurants, shops and transport links.

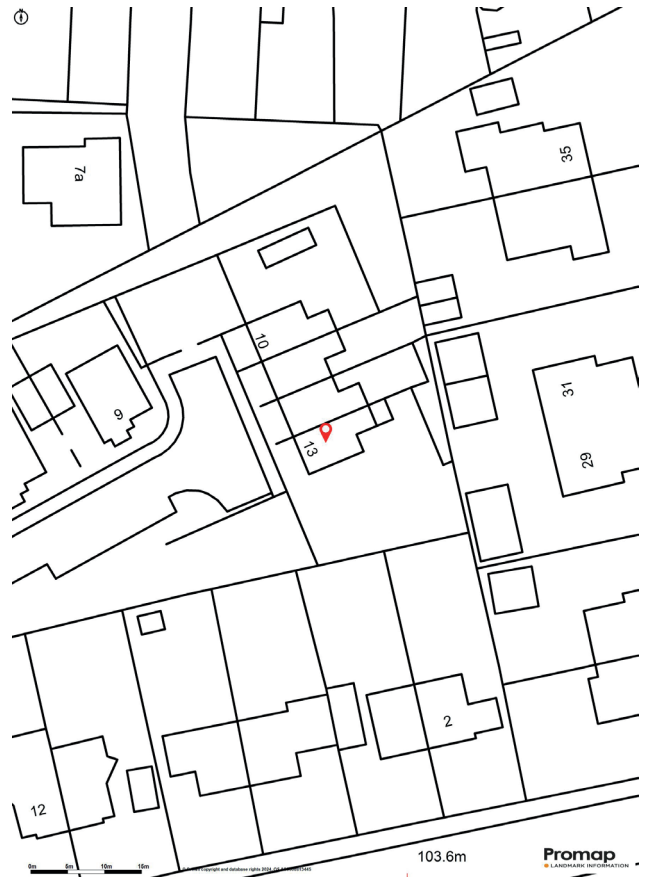
Services

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)		90
B		91
(69-80)		
C		
(55-68)		
D		
(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		

Harrogate

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