



17 Hawthorne Close, Markington, Harrogate, North Yorkshire, HG3 3FA

£475,000

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A beautifully presented and spacious four-bedroom detached property with driveway, garage and good-sized garden, forming part of this popular new development.

A beautifully presented and spacious four-bedroom detached property with driveway, garage and good-sized garden, forming part of this popular new development within the heart of Markington. This excellent property, which was built three years ago, provides high-quality and well-presented accommodation comprising a large reception room, together with an additional snug / study area and stunning open-plan kitchen and dining area with glazed doors leading to the garden. There is also a downstairs cloakroom / WC, and useful utility room with access to the integral garage. Upstairs, there are four good-sized bedrooms, including the main bedroom which has an en-suite shower room and fitted wardrobes, together with a modern house bathroom.

The property occupies a generous plot with the driveway, integral garage and attractive garden and is situated in a delightful position on this popular development within the heart of Markington, a desirable village, which is well served by local amenities which include a pub, shop and primary school, and is conveniently situated between Harrogate and Ripon. Offered for sale with no onward chain.





ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with windows to the front and rear.

CLOAKROOM

With WC and basin.

SNUG

Providing further sitting area with window to the front.

DINING KITCHEN

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish fitting units with integrated appliances including induction hob, double oven, fridge / freezer and dishwasher. Tiled flooring.

UTILITY ROOM

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

CLOAKROOM

With WC and washbasin.

BEDROOMS

There are four good-sized bedrooms on the first floor with fitted window shutters, and a main bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Fitted cupboard housing hot-water cylinder. Tiled walls and floor. Heated towel rail.

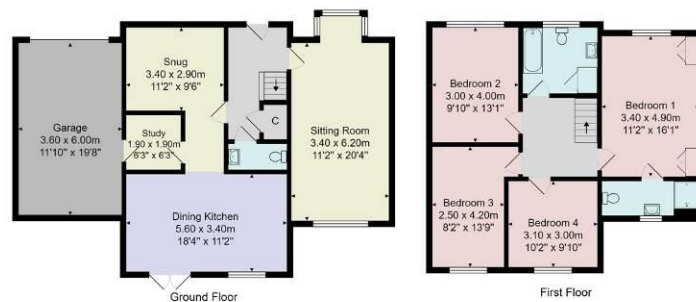
OUTSIDE

A drive provides parking and leads to a large integral garage. There is a good-sized and attractive garden with lawn and patio.

Tenure - Freehold

Council Tax Band - F

EPC RATING - 85



Total Area: 164.1 m² ... 1767 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(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			