

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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31 Willow Drive, Harrogate, North Yorkshire, HG3 1FY

£545,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
1921



## 31 Willow Drive, Harrogate, North Yorkshire, HG3 1FY

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A beautifully presented and spacious four bedroomed detached property, with driveway, garage and attractive garden, situated in this delightful position on the edge of beautiful open countryside, forming part of his popular modern development on the south side of Harrogate.

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This stylish modern property provides generous accommodation with a sitting room, stunning dining kitchen with tri folding doors leading to the garden, a utility room and downstairs WC. Upstairs, there are four good sized double bedrooms, each with fitted wardrobes, a modern bathroom and ensuite shower room. A driveway provides ample parking and leads to the integral single garage and there is a good sized and attractive rear garden.

The property is situated in this delightful position on the development, on the edge of beautiful open countryside and is conveniently located close to popular local primary and secondary schools and it's just a short distance from the town centre. Offered for sale with no onward chain.





## GROUND FLOOR

### SITTING ROOM

A spacious reception room.

### DINING KITCHEN

With dining area and glazed tri-folding doors leading to the garden. The kitchen comprises a range of fitted units with electric hob, double oven and microwave, integrated dishwasher and fridge/freezer.

### UTILITY

With fitted units, worktops and sink. Space and plumbing for washing machine. Under stairs cupboard and access to the garden.

### DOWNSTAIRS WC

With WC and basin.

## FIRST FLOOR

### BEDROOMS

There are four double bedrooms on the first floor, all with fitted wardrobes and the main bedroom has an ensuite shower room.

### ENSUITE

A modern white suite comprising WC, basin set within a vanity unit and shower. Heated towel rail.

### BATHROOM

A white suite comprising WC, basin set within a vanity unit and shower. Heated towel rail.

### OUTSIDE

A drive provides parking and leads to an integral garage with light and power and EV charging point. The good sized rear garden has planted borders, lawn and patio.

### AGENTS NOTE

The property was built by Stonebridge homes and was completed in 2023. The property is sold with the remainder of a 10 year guarantee.

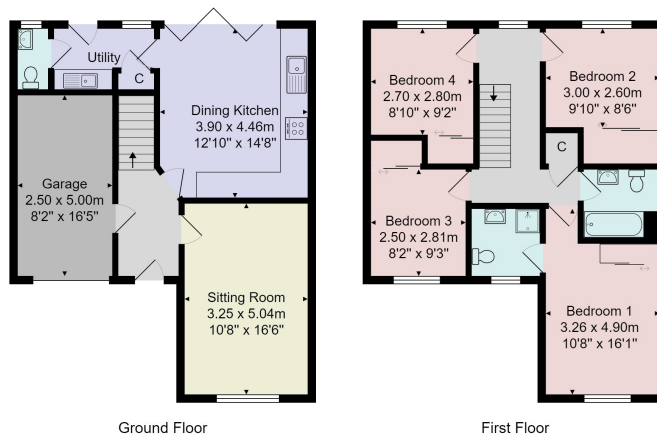
An estate charge will be payable upon the official completion of the site, further details to follow.

**Tenure** - Freehold

**Council Tax Band** - F







Ground Floor

First Floor

Total Area: 119.3 m<sup>2</sup> ... 1285 ft<sup>2</sup>

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.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		93
A	(81-91)	83	
B	(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.epca.gov.uk			