



VERITY
FREARSON

FULWITH OAKS, 25 FULWITH MILL LANE, HARROGATE, HG2 8HJ

GUIDE PRICE £1,750,000

FULWITH OAKS, 25 FULWITH MILL LANE,

Harrogate, HG2 8HJ

A fantastic opportunity to purchase a substantial six-bedroom detached property occupying a generous plot in one of Harrogate's most desirable locations.

This most impressive property provides generous accommodation over two floors. On the ground floor there is a large open-plan living kitchen together with three additional reception rooms and a ground-floor study, utility room and WC. On the first floor there are six good-sized bedrooms, a bathroom and four en-suite shower rooms. The property has been well maintained but now offers buyers the opportunity to update, modernise or potentially redevelop the accommodation to suit their own requirements, subject to obtaining the necessary consents.

The property occupies a generous plot with driveway and garage block with garage, carport and outside storage space. The very good-sized rear gardens provide lawn with sitting areas and mature planting. Offered for sale with no onward sales chain.



4 Reception Rooms · Living Kitchen · Cloakroom · Utility Room

6 Bedrooms · 4 En-Suites · Bathroom

Garage Block With Double Garage And Carport · Extensive Lawned Gardens







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

LIVING KITCHEN

A stunning open-plan kitchen and sitting and dining areas with windows and glazed doors overlooking the garden. The kitchen comprises a range of fitted units with granite worktop and island. Gas-fired AGA and space for appliances.

SITTING ROOM

An impressive large reception room with feature fireplace with open fire and bay window.

LIVING ROOM

A further reception room with bay window and stone fireplace with wood-burning stove.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktops and sink. Boiler cupboard.

FAMILY ROOM

A further reception room with windows overlooking the rear garden.

STUDY

Providing a useful workspace with a bay window to the side and fireplace with living-flame gas fire.

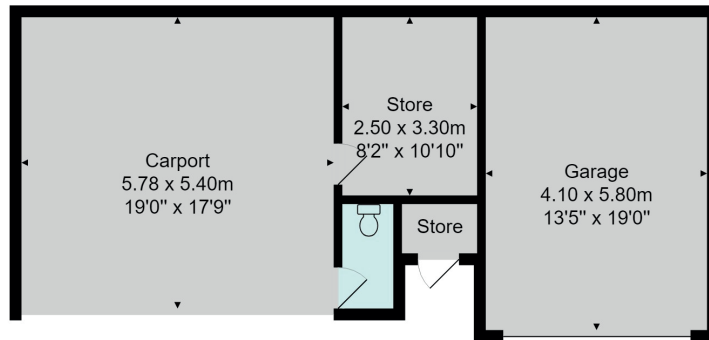
FIRST FLOOR **BEDROOMS**

There are six very good-sized bedrooms on the first floor, together with a large family bathroom and four en-suites.

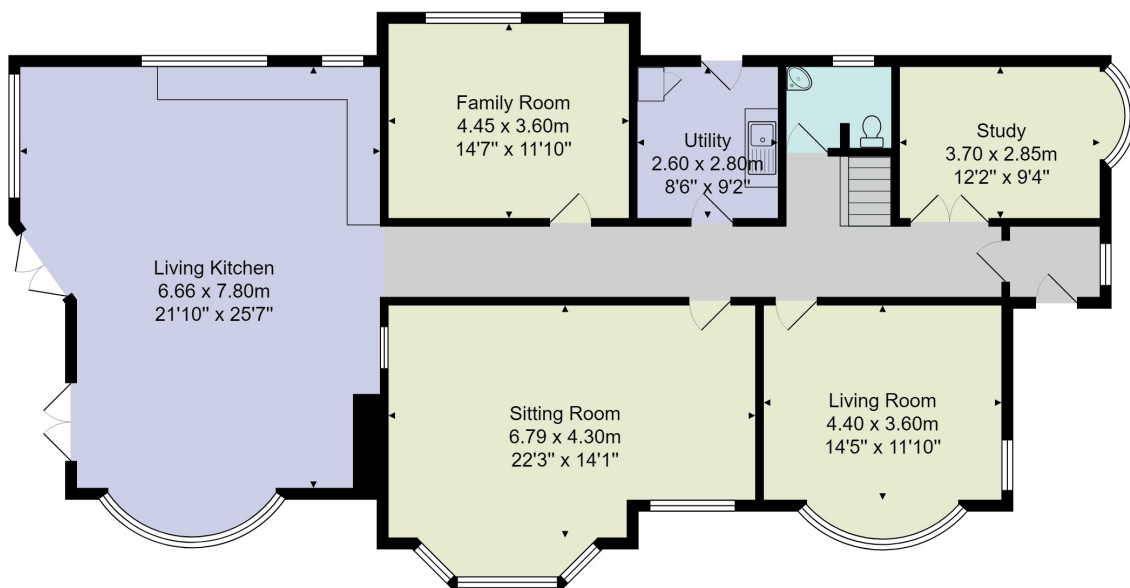
BATHROOMS

The family bathroom has a bath, twin washbasins and WC. There are also four en-suite shower rooms, each with WC, washbasin and shower.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 313.4 m² ... 3374 ft² (excluding carport, store, garage)

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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