



VERITY  
FREARSON

1 EVELYN COURT, HARROGATE, HG3 2GD

OFFERS OVER £675,000

# I EVELYN COURT,

*Harrogate, HG3 2GD*

**A stunning 4 bedroom detached house which has been skilfully modernised and extended to reveal very stylish and generous accommodation. This beautifully presented accommodation is complemented by enclosed rear gardens and double garaging.**

No.1 Evelyn Court enjoys a very attractive position on the edge of this small and exclusive development of family homes, situated on the edge of open countryside, yet just 5 minutes drive to Harrogate town centre.

An internal viewing is essential to appreciate the overall scale and quality of the superb accommodation.



Breakfast Kitchen · Utility · Dining Area · Family Room · Sitting Room · WC

4 Bedrooms · 2 En-Suite · Bathroom

Off-Road Parking · Double Garage · Garden







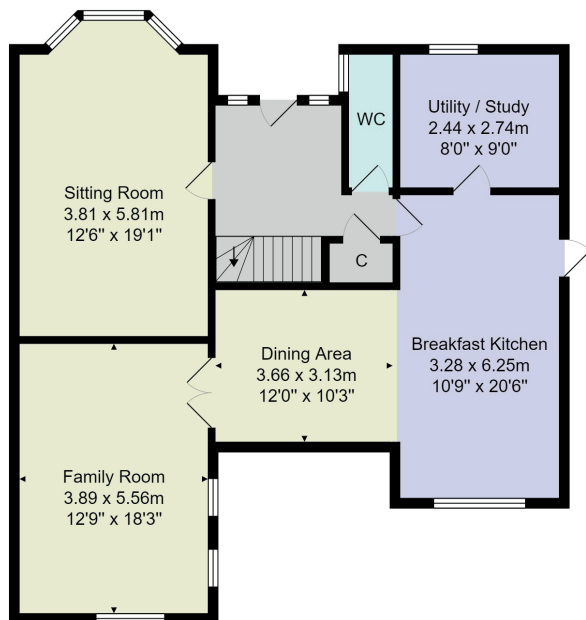
## ACCOMMODATION

With gas fired central heating and double glazing throughout the living accommodation comprises; entrance hall, useful understairs cupboard, downstairs w/c, bay fronted lounge, open plan dining kitchen creating a superb entertaining space with double doors out onto the patio. The modern fitted kitchen includes water based underfloor heating, Quartz worktops, space for an American fridge freezer, integrated dishwasher, Bosch microwave, Zanussi double ovens which are at eye level, Bosch induction hob and an instant hot water tap. There are then double doors which lead into the second reception/sitting room which is currently used as a play room.

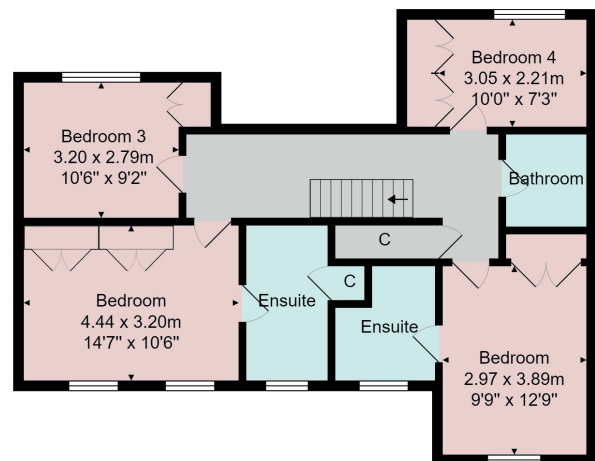
On the first floor the landing leads to the master bedroom with fitted wardrobes and ensuite shower room with walk in shower, w/c and hand basin with a useful storage cupboard. Second double bedroom with ensuite shower room with walk in shower, w/c and hand basin.

Third double bedroom with fitted wardrobes and a good sized fourth bedroom, again with fitted wardrobes, modern house bathroom with shower over the bath, w/c and hand basin. There is also a useful storage cupboard on the landing and additional storage available in the loft space.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 181.5 m<sup>2</sup> ... 1954 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.  
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**Outside**

Outside to the front of the property is a lawn, newly paved pathway leading to the front door, driveway offering off street parking for two vehicles and leading to the double garage measuring 24' x 16'3 with power and lighting. To the rear is a fully enclosed garden with two patio area, one to the rear and one to the side, offering a pleasant seating areas and a good sized lawn with well stocked flower beds.

**Services**

All mains services connected.

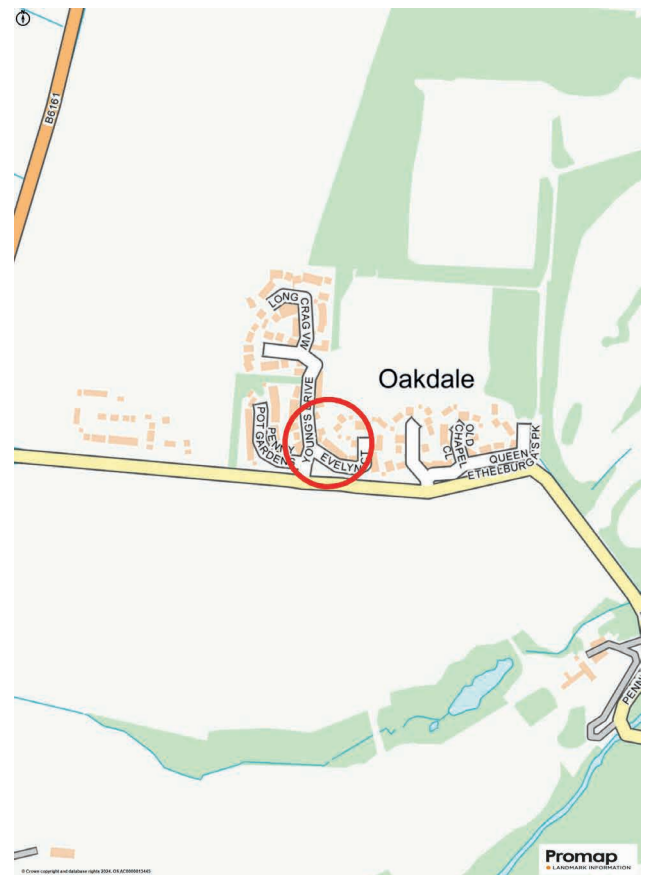
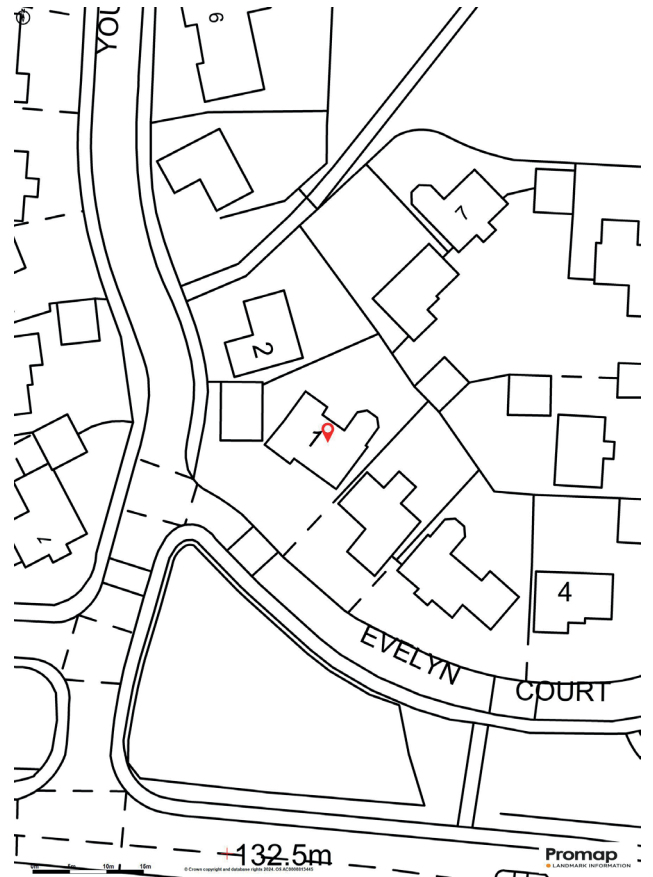
**Tenure**

Freehold

**Agents Note**

The ground floor benefits from underfloor heating (wet heating system).

**Council Tax Band - G**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	74	82

England & Wales EU Directive 2002/91/EC

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