



VERITY
FREARSON

3 DALESIDE CLOSE, HARROGATE, HG2 9JF

GUIDE PRICE £700,000

3 DALESIDE CLOSE,

Harrogate, HG2 9JF

A fantastic opportunity to purchase a spacious four-bedroom detached home with good-sized attractive gardens, enjoying a delightful outlook over the surrounding countryside in this popular south Harrogate position.

This impressive property is situated at the end of a quiet cul-de-sac and enjoys a generous corner plot with attractive gardens and stunning views to the rear. The property itself provides generous and flexible accommodation with a spacious hallway, large triple aspect sitting room, conservatory, stylish kitchen opening to dining room, and a versatile ground-floor bedroom with modern en-suite shower room. On the first floor there are three double bedrooms and a modern bathroom.

The property is situated in this desirable south Harrogate location, overlooking the attractive surrounding countryside, yet conveniently situated close to popular local primary and secondary schools, the parade of shops along Leeds Road, an M&S Food Hall, is close to Harrogate town centre and within walking distance of Hornbeam Park railway station.



Sitting Room · Dining Room · Kitchen · Conservatory · WC

4 Bedrooms · Ensuite · Bathroom

On and off Road Parking · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

With feature curved staircase. Under stairs cupboard and storage cupboard.

SITTING ROOM

A spacious reception room with attractive tiled fireplace with living-flame gas fire. Glazed doors lead to a conservatory.

CONSERVATORY

Providing a further sitting, dining area with glazed doors and windows overlooking the garden - with panoramic views across the beautiful countryside.

BEDROOM 4

A ground-floor double bedroom with dual aspect and en-suite shower room.

EN-SUITE SHOWER ROOM

With a modern white suite comprising WC, washbasin and shower.

KITCHEN

With a range of stylish fitted units with quartz worktop. Gas hob, integrated oven and space for additional appliances. Open plan to the dining room where there is a spacious dining area with tiled flooring and window overlooking the rear garden.

FIRST FLOOR

GALLERIED LANDING

A large landing with arched window to the front. Fitted cupboard.

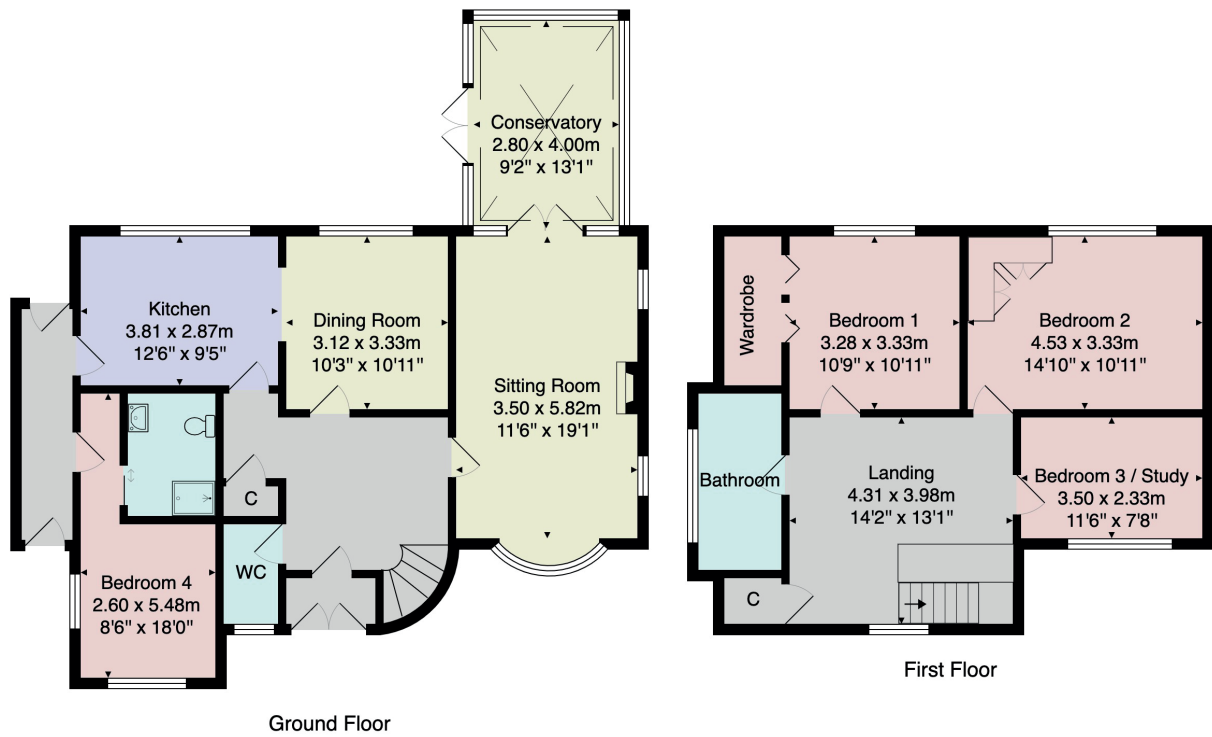
BEDROOMS

There are three good-sized bedrooms on the first floor, two of which have fitted wardrobes and delightful views over the surrounding countryside.

BATHROOM

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

FLOOR PLAN



Total Area: 158.5 m² ... 1706 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 has a large and attractive rear garden with lawn, various paved sitting areas and well-stocked planted borders and fruit trees, enjoying delightful views over the surrounding countryside. Two useful timber garden sheds. A driveway provides parking to the front.

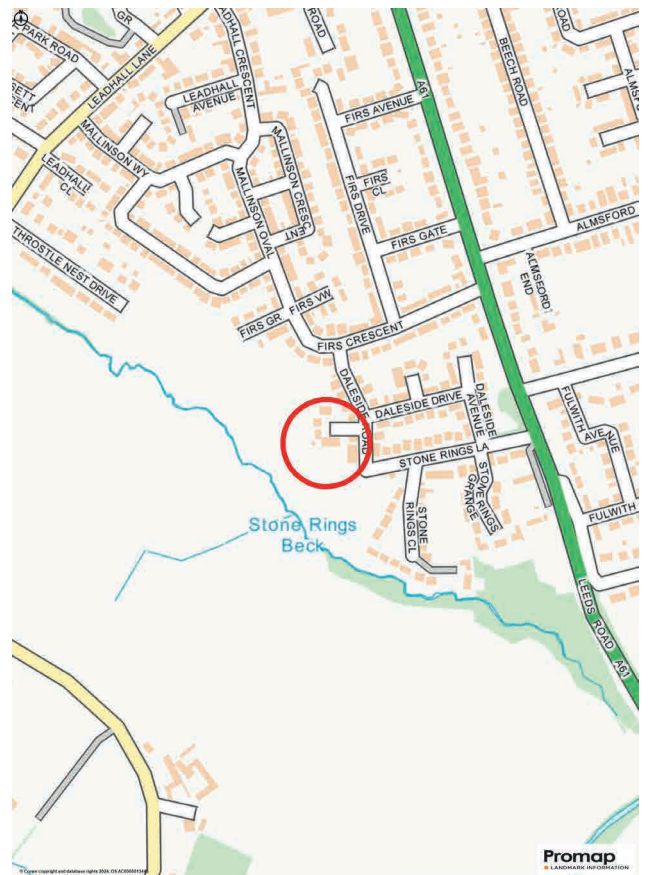
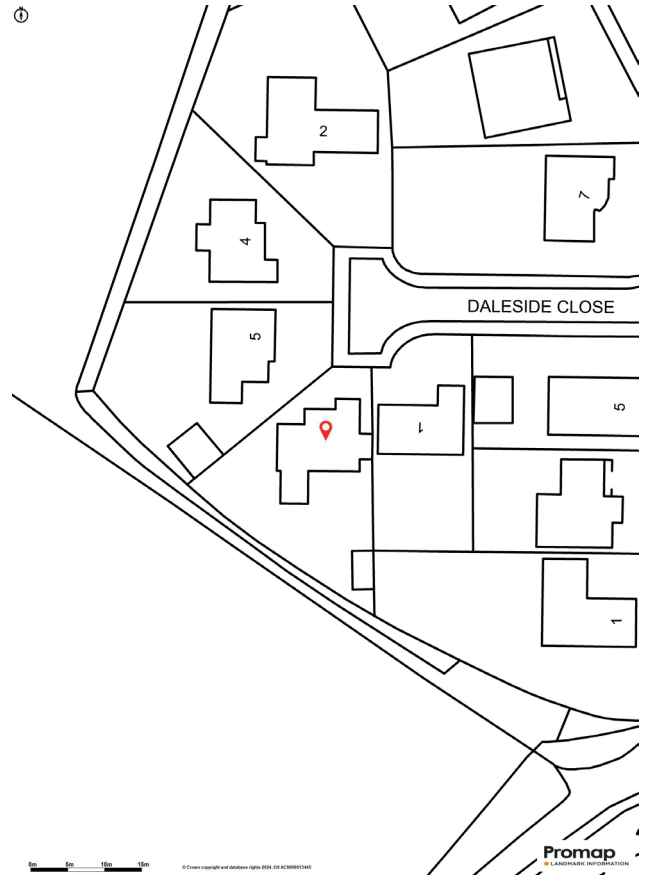
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(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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