



WHEATLANDS GROVE, HARROGATE



A stunning family home in the heart of Harrogate.

2 Wheatlands Grove is a stunning, cleverly extended and beautifully renovated semi-detached family home. Having undergone a programme of renovations the property boasts contemporary and stylish interiors throughout, whilst retaining an abundance of charm, character and an excellent south facing plot.

Located on a quiet cul-de-sac to the favoured south side and within level walking distance of Harrogate's famous Stray, the town centre, excellent local shops, transport links and Hornbeam railway station – giving easy access to Leeds and York.

This family home offers a fantastic lifestyle for a variety of different buyers.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
E

EPC Rating
D









Property Description.

This exceptional five-bedroom Harrogate home, offers well planned accommodation over three floors and in brief comprises: a warm and welcoming entrance hall with original panelling, tiled flooring and w/c.

Three fantastic reception rooms flow directly off the hallway and consist of a large sitting room with bay window, flooding the room with natural light and feature fire surround.

Adjacent to the sitting room is a further reception room/ family room and across the hallway is a third reception room currently utilised as a home office with views towards the front of the property.

To the rear of the property is a phenomenal open plan dining kitchen sitting room with sleek modern units, central island and integrated appliances. This incredible space offers plenty of room for a large dining table, a cosy place to relax and two sets of french doors lead out to a sun terrace in the private south facing garden.

Adjacent to the kitchen is a separate utility room with access to outside.

To the first floor are three large double bedrooms two benefiting from views over the private garden, a smaller bedroom and a newly fitted tiled house bathroom with walk in shower and free-standing bath.

To the second floor is an exceptional master suite with built in wardrobes, en suite shower room and a perfectly placed free standing roll top bath.





Outside

Outside and once inside the gates a crunch gravel driveway provides parking for numerous cars and access to the side of the property. The mature hedging and wooden gates offer great privacy and fantastic curb appeal to the front of the house.

The phenomenal and sizable south facing garden lays to the rear of the property, mainly laid to lawn with well stocked planted borders, mature hedging and perfectly placed patio seating to follow the sun – this garden is a perfect space to enjoy with friends and family.

*The property also benefits from a garden room with french doors – this fantastic addition could be used for a variety of purposes, including home office, gym and studio etc.

Services

We are advised that the property has Gas central heating, mains water and mains drainage.

Location (HG2 8JH)

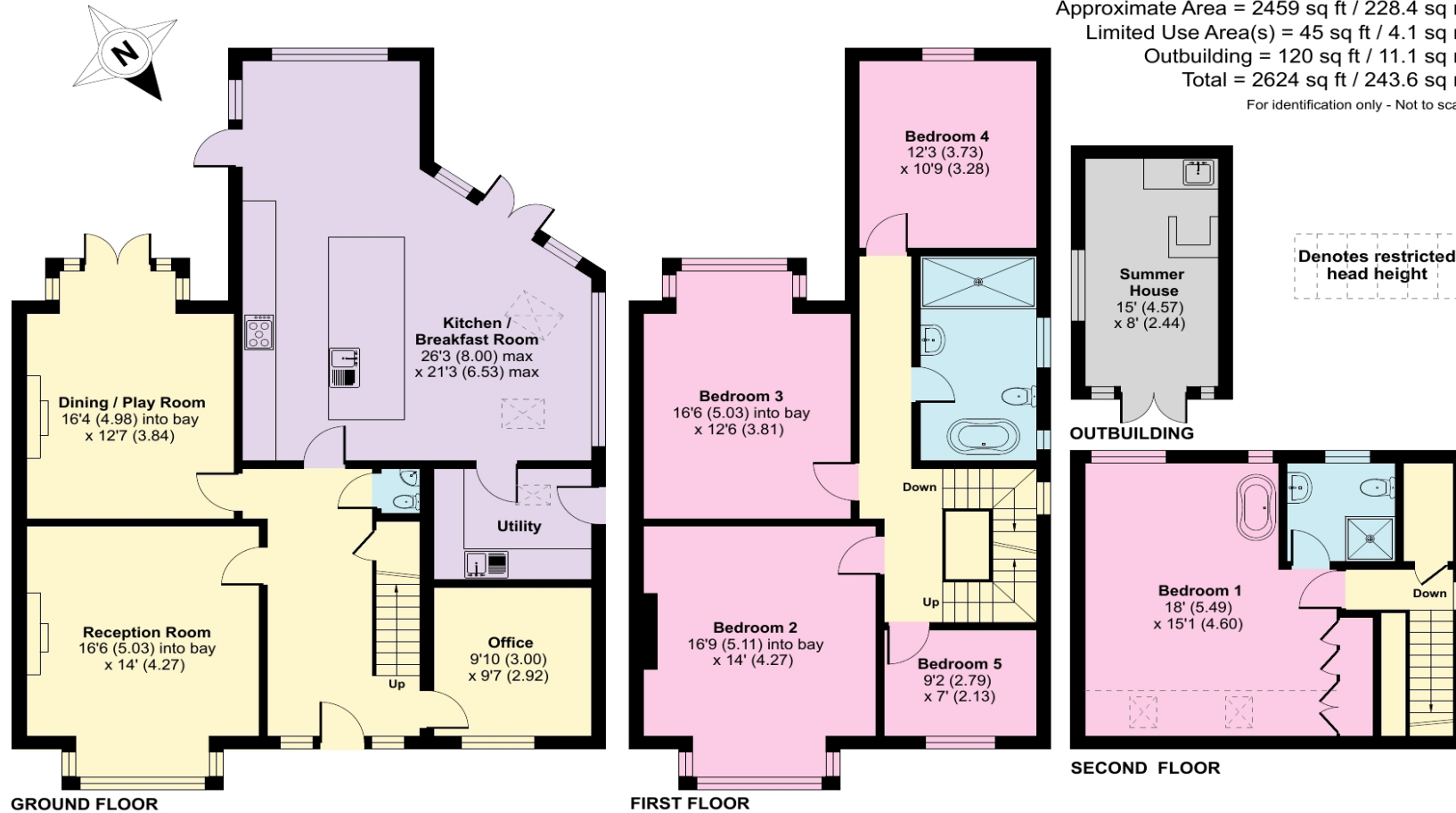
Wheatlands Grove is situated in a prime location in Harrogate, it is within walking distance of the Stray and the town centre; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline station in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.



Wheatlands Grove, Harrogate, HG2

Approximate Area = 2459 sq ft / 228.4 sq m
 Limited Use Area(s) = 45 sq ft / 4.1 sq m
 Outbuilding = 120 sq ft / 11.1 sq m
 Total = 2624 sq ft / 243.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential. REF: 1141542

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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