



VERITY  
FREARSON

WHITE GATES, ROECLIFFE, YO51 9LY

£580,000



# WHITE GATES,

*Roecliffe, YO51 9LY*

**A A charming three-bedroom detached property providing well presented and spacious accommodation with a garage, smaller garage / store, parking and attractive garden, forming part of this desirable village within a few minutes' drive of Boroughbridge and the A1(M).**

This picturesque home provides generous and flexible accommodation. On the ground floor there is a stunning open-plan living space which leads to the modern kitchen. There is also an additional reception room, utility and downstairs WC. Upstairs, there are three good-sized double bedrooms, bathroom and modern shower room. A driveway provides parking and there are two single garages with the property. There is a well-maintained split-level garden to three sides, providing a nice outdoor space.

Roecliffe is a desirable village, with village green and pub, situated within a few minutes' drive of the excellent communities within Boroughbridge and provides easy access to the A1(M).



Sitting Room · Dining Room · Kitchen · Utility Room · Cloakroom

3 Bedrooms · Bathroom · Shower Room

Off-Road Parking · Garage · Smaller Garage / Store · Garden











## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with space for sitting and dining areas. Feature fireplace with open fire. Bay window to front.

#### **DINING ROOM**

A further reception room providing a dining area or additional sitting room with bay window.

#### **KITCHEN**

With a modern range of fitted units with granite worktops, electric hob, integrated double oven, dishwasher and fridge. Under-stairs cupboard.

#### **UTILITY ROOM**

With further fitted units and granite worktops. Integrated washing machine.

#### **CLOAKROOM**

With WC and washbasin set within a vanity unit. Heated towel rail.

### **FIRST FLOOR**

#### **BEDROOM 1**

A large double bedroom.

#### **BEDROOM 2**

A double bedroom with fitted wardrobes.

#### **BEDROOM 3**

A further double bedroom with wooden flooring, fitted wardrobes and dressing table.

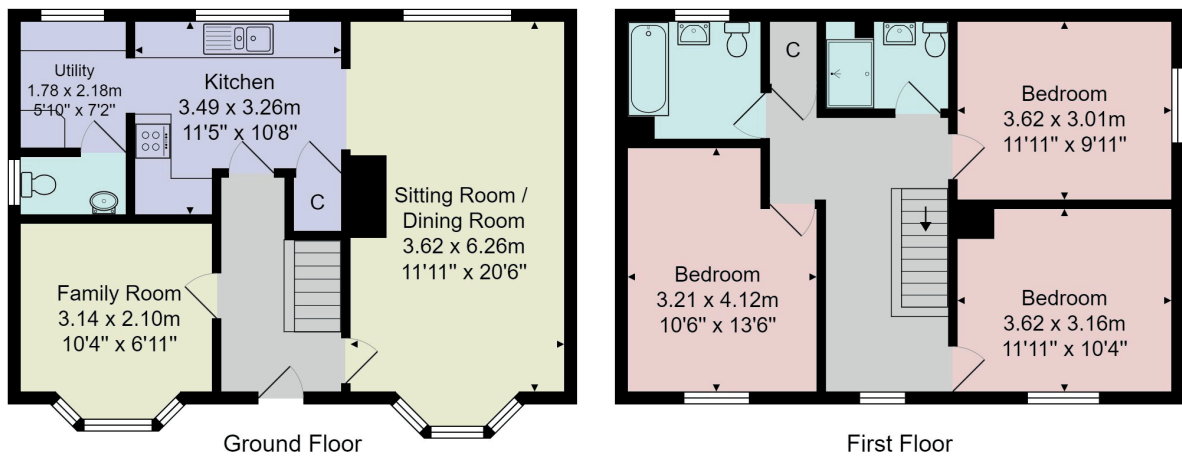
#### **BATHROOM**

With a white suite comprising WC, basin and bath with shower above. Heated towel rail. Tiled walls and floor.

#### **SHOWER ROOM**

A white modern suite comprising WC, washbasin and shower.

# FLOOR PLAN



Total Area: 116.9 m<sup>2</sup> ... 1258 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.



**Outside**

A driveway provides parking and there is one single garage plus an additional smaller garage / store. Attractive lawned gardens surround the property where there are well-stocked planted borders.

**Services**

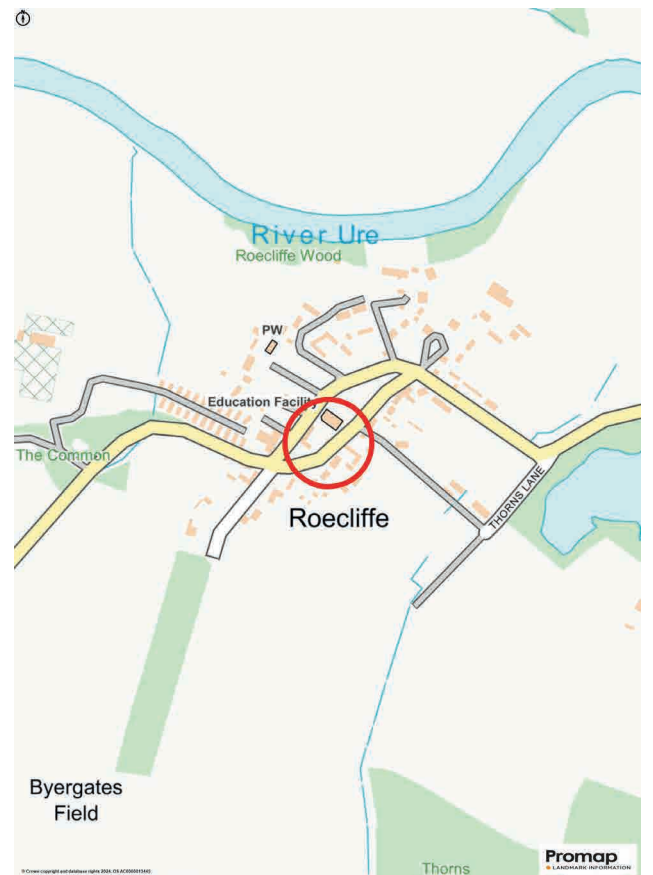
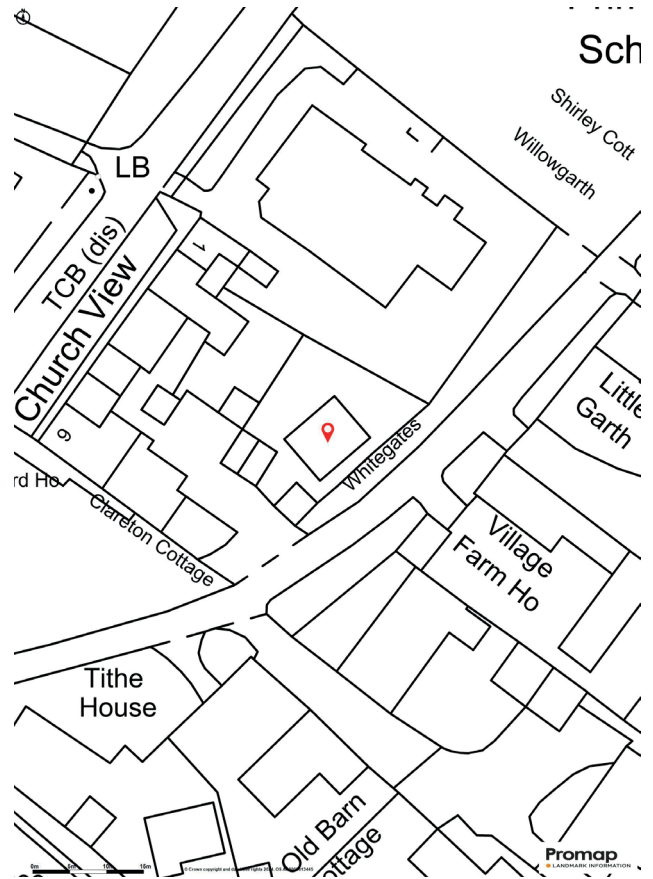
All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**

**EPC - D**



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)







VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)