

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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1a Westville Oval, Harrogate, North Yorkshire, HG1 3JN

£280,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
1921

## 1a Westville Oval, Harrogate, North Yorkshire, HG1 3JN

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A beautifully presented and newly refurbished two-bedroom home situated in this quiet residential position with delightful countryside views to the rear and well served by local amenities, just a short distance from Harrogate town centre.

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This excellent property has been newly modernised to a high standard, having the benefit of new windows, doors, plumbing, and electric as well as modern kitchen and bathroom fittings and newly landscaped gardens. The accommodation comprises a spacious sitting room, a modern dining kitchen which has a range of stylish modern units and glazed door leading to the garden. Upstairs there are two bedrooms and a modern shower room. There is off-road residents parking to the front, a single garage and an attractive garden with delightful views over the surrounding countryside.

Westville Oval is a quiet residential street on the edge of beautiful open countryside and conveniently located close to Harrogate town centre and is served by nearby amenities.





## **GROUND FLOOR ENTRANCE PORCH**

Leads to –

## **SITTING ROOM**

A spacious reception room with window to front with fitted shutters.

## **DINING KITCHEN**

With dining area and glazed doors leading to the garden. The kitchen comprises a stylish range of wall and base unit with oak worktops and Belfast sink. Integrated induction hob, oven, dishwasher, microwave, washing machine and fridge. Under-stairs cupboard with space for tumble dryer.



## **FIRST FLOOR BEDROOM 1**

A good-sized double bedroom.

## **BEDROOM 2**

A further double bedroom.

## **BATHROOM**

A modern white suite with WC, washbasin set within a vanity unit, and shower. Heated towel rail. Tiled floor.

## **OUTSIDE**

The property has attractive landscaped gardens to the front and rear, with the rear garden, having lawn and paved sitting area. The property has the benefit of a single garage situated in a separate garage block. There is a residents' parking area located to the front of the property.



**Tenure - Freehold**

**Council Tax Band - B**





Total Area: 62.4 m<sup>2</sup> ... 671 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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