



VERITY
FREARSON

4 BRINKLOW WAY, HARROGATE, HG2 9JW

£750,000

4 BRINKLOW WAY,

Harrogate, HG2 9JW

A very spacious and beautifully presented four-bedroom family house in this popular south Harrogate location. This super house provides generous and well-planned accommodation comprising a stunning modern kitchen, two reception rooms, study, cloakroom and utility room.

On the first floor there are four double bedrooms, with the very large master bedroom having an en-suite shower room, plus a house bathroom. Externally, the property has attractive gardens, driveway and integral double garage.

The property is situated in a private position at the head of this quiet cul-de-sac on Brinklow Way, a very convenient address, being situated just off Yew Tree Lane, close to excellent schools and just a short distance from Harrogate town centre.



2 Reception Rooms · Study · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Double Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

CLOAKROOM

With low-flush WC and washbasin.

SITTING ROOM

A spacious reception room with bay window to front. Attractive fireplace with living-flame gas fire. Glazed doors lead to the dining room.

DINING ROOM

A further reception room with glazed doors leading to the garden.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units, induction hob, integrated oven and microwave and appliances.

STUDY

Providing a useful workspace with bay window overlooking the garden.

UTILITY ROOM

Fitted with a range of base units with worktops and inset sink unit. Space and plumbing for washing machine and space for drier or fridge. Door to side. Under-stairs storage cupboard.

FIRST FLOOR

MASTER BEDROOM

A very large and spacious master bedroom with fitted wardrobes, window to front and en-suite.

EN-SUITE SHOWER ROOM

With low flush WC, washbasin and shower.

BEDROOM 2

A good-sized double bedroom with fitted wardrobes.

BEDROOM 3

A further bedroom with fitted wardrobes.

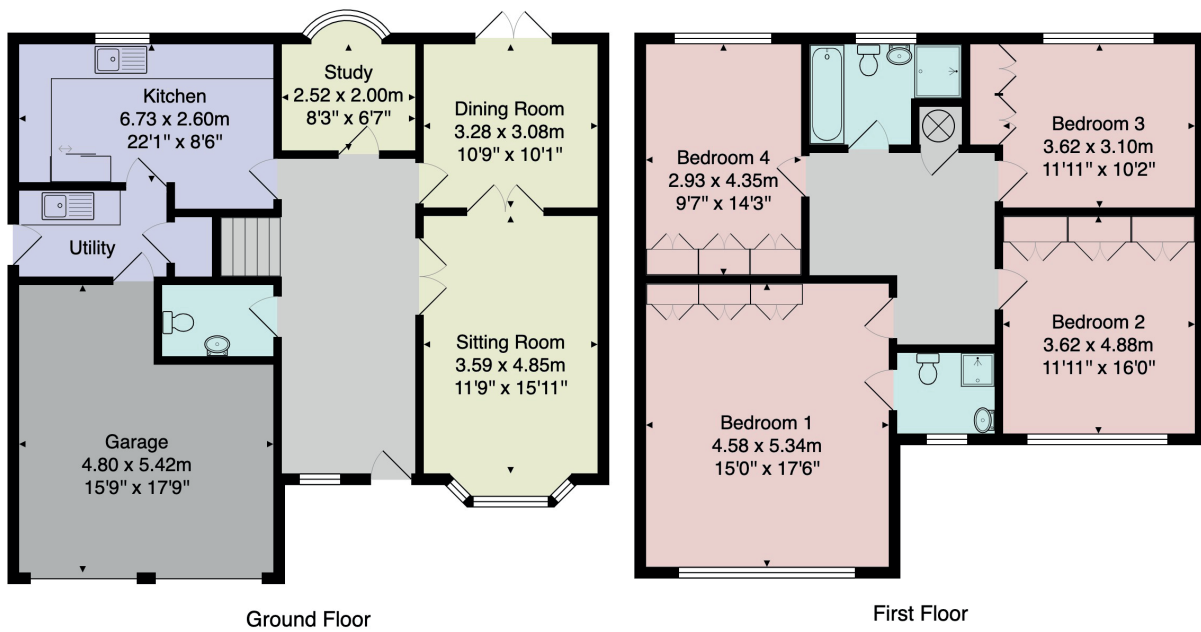
BEDROOM 4

With fitted wardrobes.

HOUSE BATHROOM

Fitted with a white suite comprising low-flush WC, washbasin, panelled bath and separate shower cubicle.

FLOOR PLAN



Total Area: 186.1 m² ... 2003 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

A driveway provides ample off-road parking and leads to an integral double garage with electrically-operated door, light and power. To the rear is a good-sized and attractive garden with lawn, patio and well-stocked planted borders.

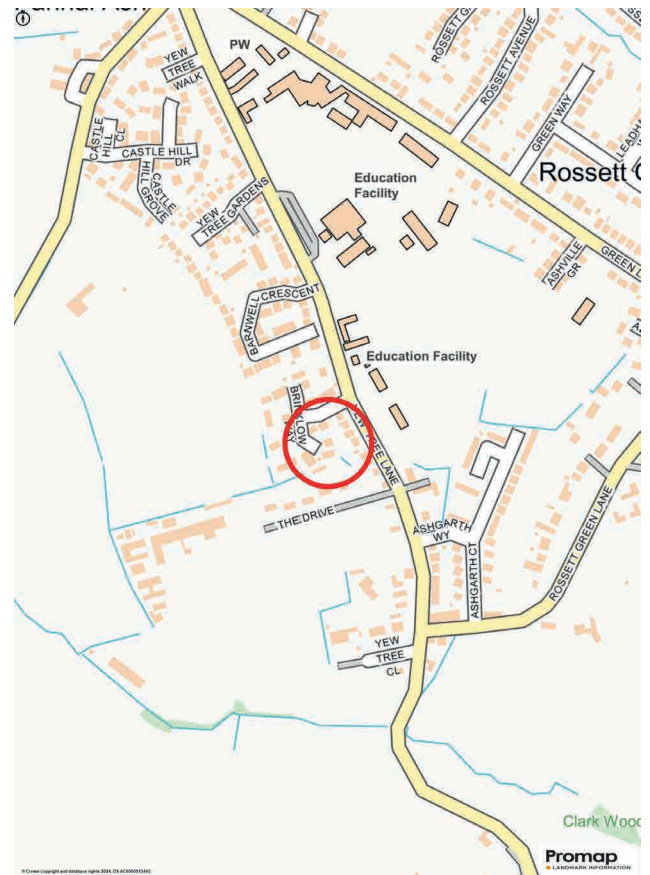
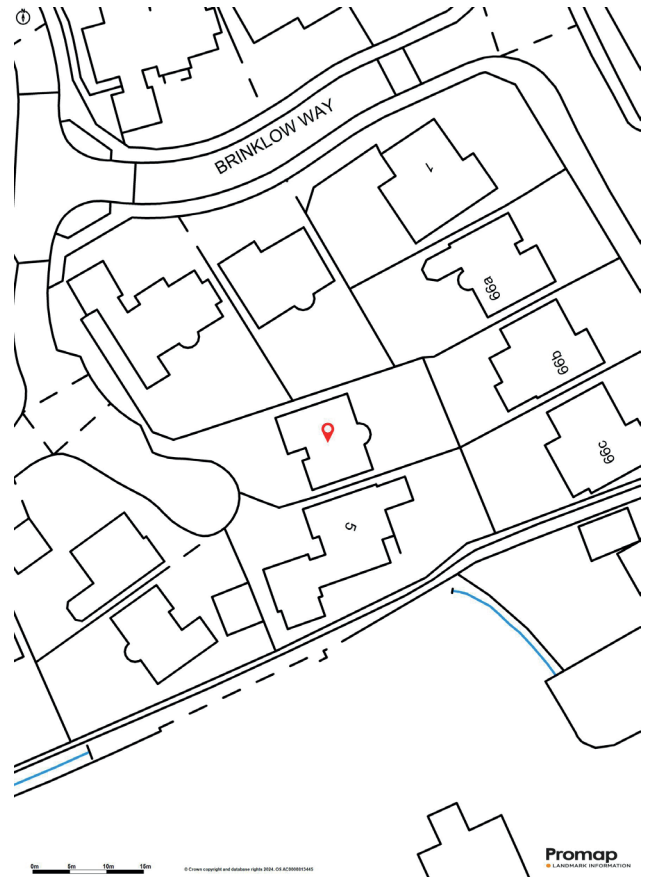
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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