



VERITY  
FREARSON

1 CASTLE HILL GLADE, HARROGATE, HG2 9JG

GUIDE PRICE £800,000

# I CASTLE HILL GLADE,

*Harrogate, HG2 9JG*

**A beautifully presented five-bedroom detached property with driveway, double garage and attractive garden, forming part of this exclusive small development on the southern fringes of Harrogate, just off Whinney Lane, close to open countryside yet within easy reach of popular schools and the town centre.**

This excellent home is presented to a high standard and provides generous and flexible accommodation with a porch leading to a reception hall, spacious sitting room with wood-burning stove, high-quality garden room extension providing an additional sitting area with windows and glazed doors overlooking the garden. There is a dining room, study / snug, high-quality fitted kitchen with under-floor heating and breakfast / dining area, as well as a utility room and downstairs WC. Upstairs, there are five bedrooms, a modern bathroom and large en-suite bathroom. A block-paved drive provides ample parking and leads to a double garage. The property occupies a particular generous corner plot, having good-sized and attractive gardens with lawn, plated borders and sitting areas.



3 Reception Rooms · Snug · Kitchen / Breakfast Room · Cloakroom · Utility Room

5 Bedrooms · En-Suite Bathroom · Bathroom

Ample Off-Road Parking · Double Garage · Good-Sized Garden To The Rear







## ACCOMMODATION

### GROUND FLOOR ENTRANCE PORCH

Leads to -

### RECEPTION HALL

The porch leads to a reception hall where there is a useful fitted cupboard.

### CLOAKROOM

With WC and washbasin.

### SITTING ROOM

A spacious reception room with an attractive fireplace and wood-burning stove.

### GARDEN ROOM

Providing a further sitting area with windows and glazed doors overlooking the garden. Glazed roof. Tiled flooring.

### DINING ROOM

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

### KITCHEN / BREAKFAST ROOM

With tiled flooring and under-floor heating. Space for dining area. The kitchen comprises a range of modern fitted wall and base units with granite worktops and sink with waste-disposal unit. Fully integrated appliances, including induction hob, oven, microwave / oven, coffee machine, fridge / freezer, wine fridge and dishwasher. Off the kitchen is a breakfast room.

### UTILITY ROOM

With fitted units, worktops, sink, underfloor heating and tiled floor. Space and plumbing for appliances. Access to the garden.

### SNUG / STUDY

Providing an additional sitting area or workspace with patio doors leading to the garden. Wood flooring.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with en-suite bathroom

#### EN-SUITE BATHROOM

With WC, basin set within a vanity unit, offset bath and shower. Tiled walls and floor. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### BEDROOM 3

A double bedroom with fitted wardrobes and dressing table.

#### BEDROOM 4

A further good-sized bedroom.

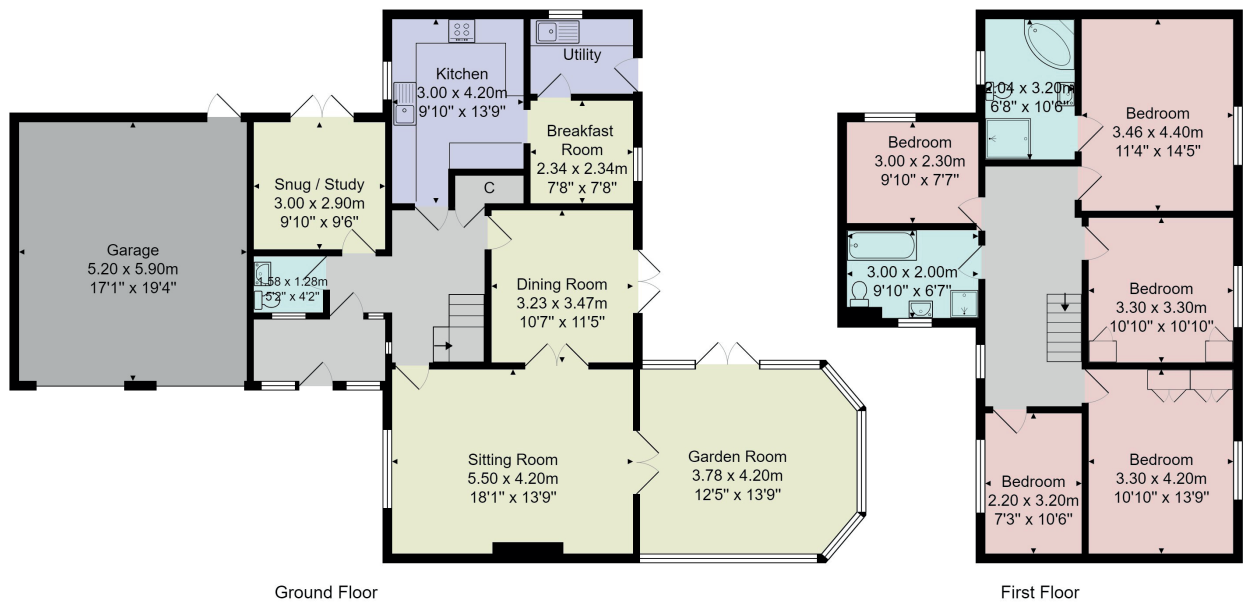
#### BEDROOM 5

A further bedroom or office.

#### BATHROOM

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

# FLOOR PLAN



Ground Floor

First Floor

Total Area: 189.5 m<sup>2</sup> ... 2040 ft<sup>2</sup> (excluding garage)

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 blocked-paved drive provides ample parking and leads to the double garage. To the rear of the property there is an attractive and good-sized garden with lawn, sitting areas and well-stocked planted borders.

**Location**

The property forms part of his popular development on the south side of Harrogate, is convenient for local amenities and popular schools, and is just a short distance from Harrogate town centre whilst being on the edge of beautiful open countryside.

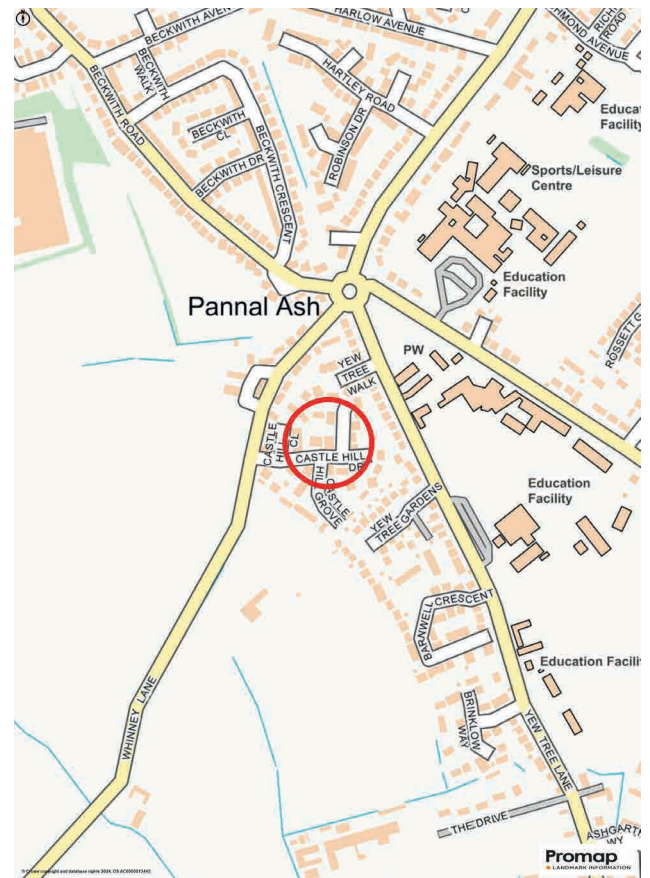
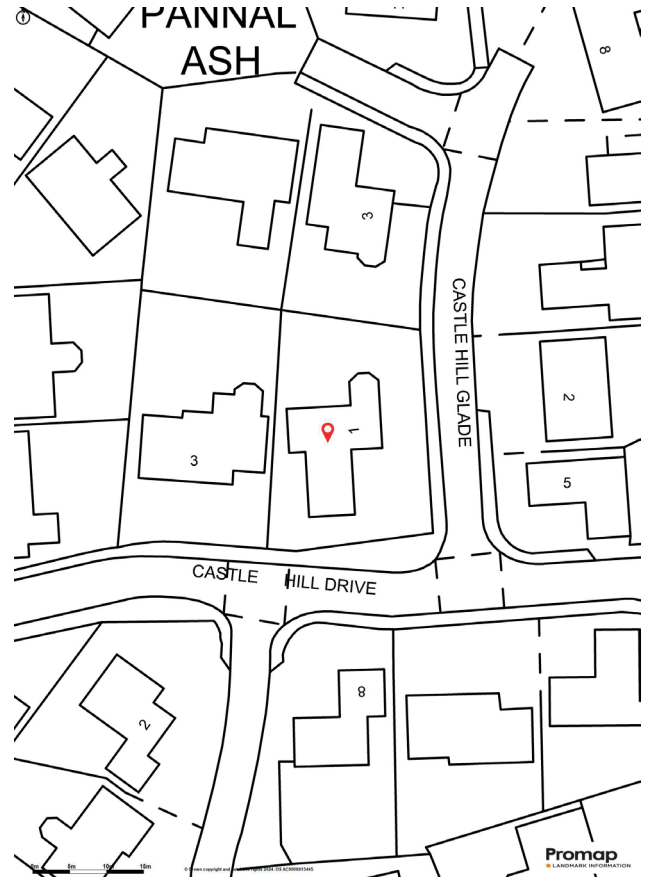
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



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