



VERITY
FREARSON

21 ARNCLIFFE ROAD, HARROGATE, HG2 8NQ

OFFERS OVER £550,000

21 ARNCLIFFE ROAD,

Harrogate, HG2 8NQ

A beautifully presented and newly modernised and extended three bedroomed semi-detached house with attractive garden, garage and driveway, situated in this popular location close to excellent schooling.

This super property has been extended and modernised to a high standard by the current owners to provide generous and flexible accommodation. On the ground floor, there is a stunning open plan kitchen and living area with sliding doors overlooking the garden together with a separate reception room and downstairs shower room. Upstairs, there are three good sized bedrooms and a modern house bathroom. The property has an attractive and good sized garden with lawn and patio as well as a driveway and integral garage.

The property is situated in this ever popular location, close to excellent local amenities, which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray.

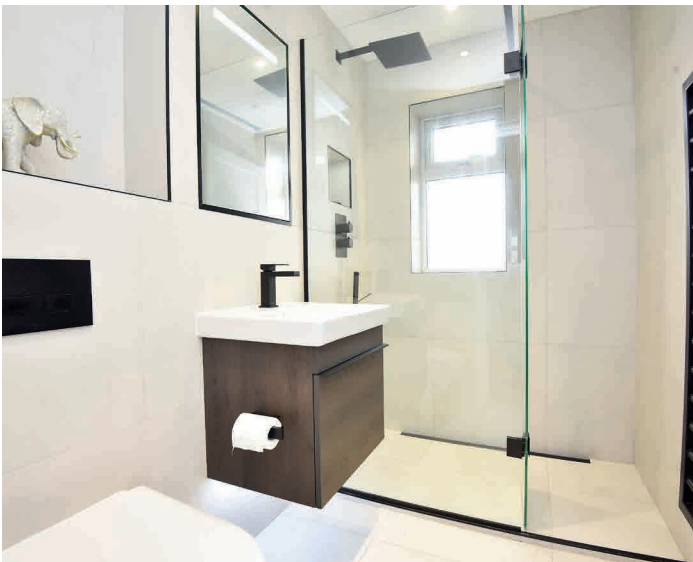


Sitting Room · Living Kitchen · Shower Room

3 Bedrooms · Bathroom

Off-Road Parking · Integral Garage · Southwest Facing Garden · Garden Shed







ACCOMMODATION

GROUND FLOOR

There is a gas underfloor heating system and smart lighting system throughout the whole of the ground floor.

RECEPTION HALL

A spacious reception hall and cloak area with under stairs cupboard and fitted storage.

SITTING ROOM

A reception room with bay window and sliding doors leading to the living kitchen.

LIVING KITCHEN

A stunning open plan living space with sitting and dining areas, skylight windows and glazed doors overlooking the garden. The stylish kitchen comprises a range of high quality wall and base units with quartz worktop, island and breakfast bar. Induction hob, integrated double oven and dishwasher.

SHOWER ROOM

A useful downstairs shower room with a modern white suite comprising WC, basin set within a vanity unit and large walk-in shower. Heated towel rail, tiled walls and floor.

FIRST FLOOR BEDROOMS

There are three good sized bedrooms.

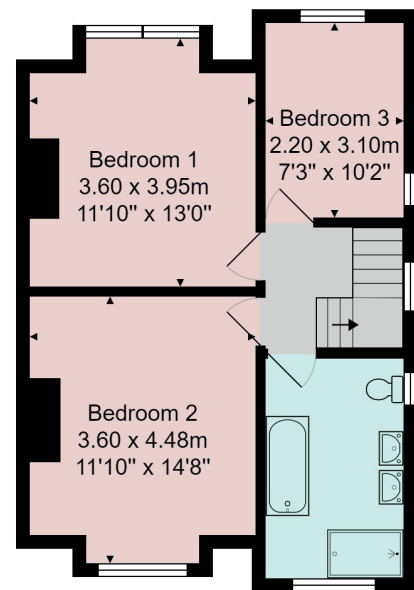
BATHROOM

A high quality, modern white suite with Villeroy & Boch fittings comprising WC, twin basins set within vanity units, large, walk-in, shower, and freestanding bath. Tiled walls and floor with electric underfloor heating and heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 137.5 m² ... 1480 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 drive provides parking and lead to the integral garage which has an electric door, light and power and space and plumbing for a washing machine and tumble dryer. To the rear of the property, there is an attractive garden with Southwest facing aspect, lawn and well-stocked borders. Further side garden and sitting area. Timber garden shed.

Agents Note

There is Cat 6 cabling in all the rooms.

The house was extended and fully renovated in 2021 with quality fittings and has the benefit of new electrical wiring, plumbing and new windows and external doors throughout.

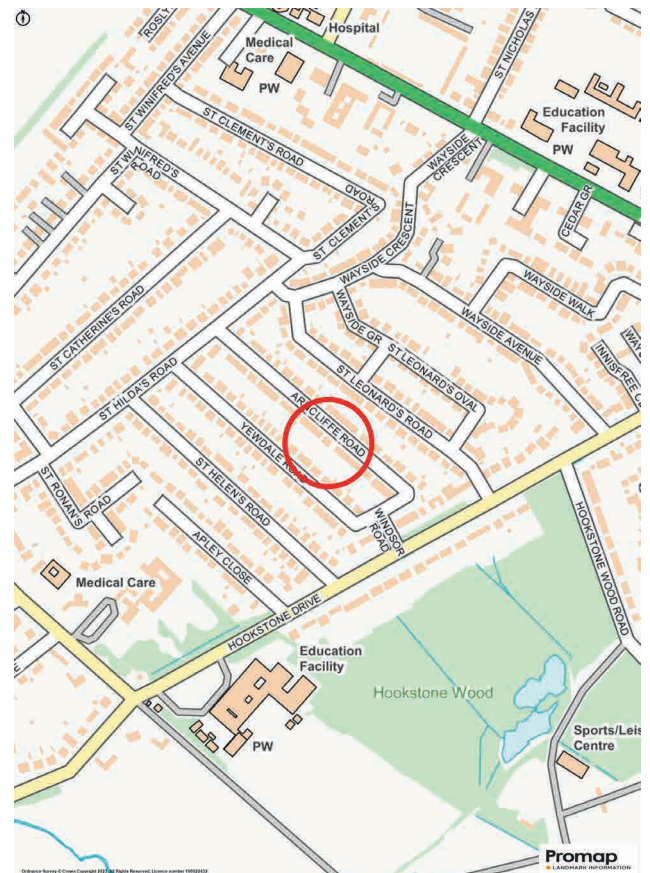
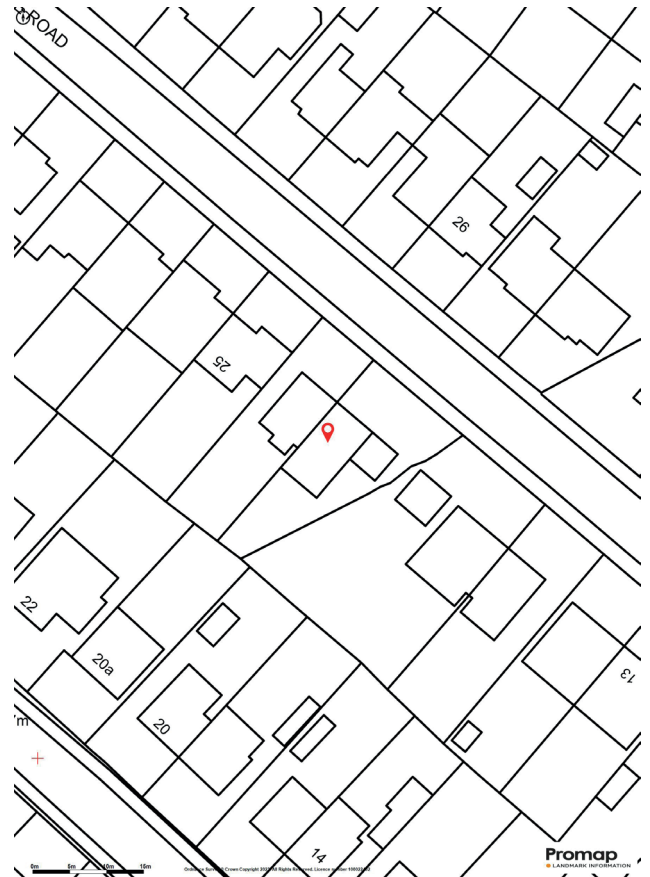
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		82
B (81-91)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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