



82 Westville Oval, Harrogate, North Yorkshire, HG1 3JW

£435,000

Offers In The Region Of

82 Westville Oval, Harrogate, North Yorkshire, HG1 3JW

A very well-presented four-bedroom detached home situated in this quiet residential position enjoying a delightful aspect to the rear overlooking the adjoining countryside, well served by local amenities and just a short distance from Harrogate town centre.

This excellent property is appointed to a high standard and comprises a spacious sitting room, together with a dining room, well-equipped kitchen, downstairs WC, utility room, and conservatory extension. Upstairs, there are four bedrooms, a bathroom, en-suite shower room and guest room with en-suite shower. A driveway provides parking and leads to a garage and to the rear there is an attractive garden with lawn, patio and attractive views.

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 local amenities.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with glazed doors leading to the garden. Fireplace with living-flame gas fire.

DINING ROOM

A further reception room with window to front.

KITCHEN

With a range of fitted units with electric hob and double oven. Space and plumbing for dishwasher.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

FIRST FLOOR

BEDROOMS

There are four bedrooms on the first floor, the main bedroom has fitted wardrobes and an en-suite shower room. There is also a second bedroom which has an en-suite shower.

BATHROOMS

The main bathroom has a WC, washbasin and bath with shower above.

The main bedroom has an en-suite shower room with WC and washbasin. The second bedroom also has an en-suite shower and washbasin.

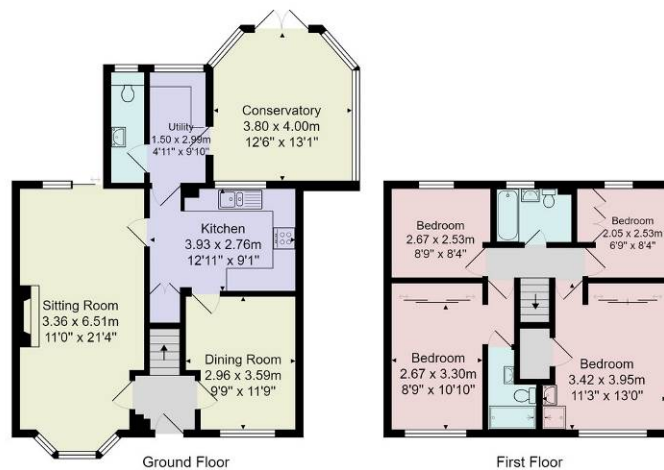
OUTSIDE

To the front of the property, a driveway provides parking and leads to a single garage. To the rear there is an attractive garden with lawn and patio, enjoying a delightful outlook over the adjoining fields and countryside beyond.

An additional garden area, which is not owned as part of the property, is currently rented from a local farmer. The current owners have rented this land for over the last 25 years and pay £50 per annum. Purchasers of the property will have to make their own enquiries as to whether this arrangement could continue.

Tenure - Freehold

Council Tax Band - D



Total Area: 121.2 m² ... 1305 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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