



VERITY  
FREARSON

11 WHITEBEAM GROVE, HARROGATE, HG3 1GF

OFFERS OVER £525,000

# 11 WHITEBEAM GROVE,

*Harrogate, HG3 1GF*

**A beautifully presented and spacious four bedroomed detached property, with driveway, garage and attractive garden, situated in this delightful position on the edge of beautiful open countryside, forming part of his popular modern development on the south side of Harrogate.**

This stylish modern property provides generous accommodation with a sitting room, stunning dining kitchen with glazed doors leading to the garden, a utility room and downstairs WC. Upstairs, there are four good sized double bedrooms, a modern bathroom and ensuite shower room. A driveway provides parking and leads to the integral single garage and there is a good sized and attractive rear garden.

The property is situated in this delightful position on the development, on the edge of beautiful open countryside and is conveniently located close to popular local primary and secondary schools and it's just a short distance from the town centre.



Sitting Room · Dining Kitchen · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · Attractive Garden







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A spacious reception room with bay window.

#### CLOAKROOM

With WC and basin.

#### DINING KITCHEN

With spacious dining area and glazed patio doors leading to the garden. The kitchen comprises a range of stylish modern units with worktop, island, and breakfast bar. Gas hob, double oven and microwave, fridge/freezer, wine fridge and dishwasher.

### UTILITY

With fitted units, worktop and sink. Space and plumbing for washing machine.

### BEDROOM 1

A large double bedroom with ensuite.

#### ENSUITE

A modern white suite comprising WC, basin set within a vanity unit and shower. Heated towel rail.

### BEDROOM 2

A double bedroom with fitted wardrobes.

### BEDROOM 3

A large double bedroom.

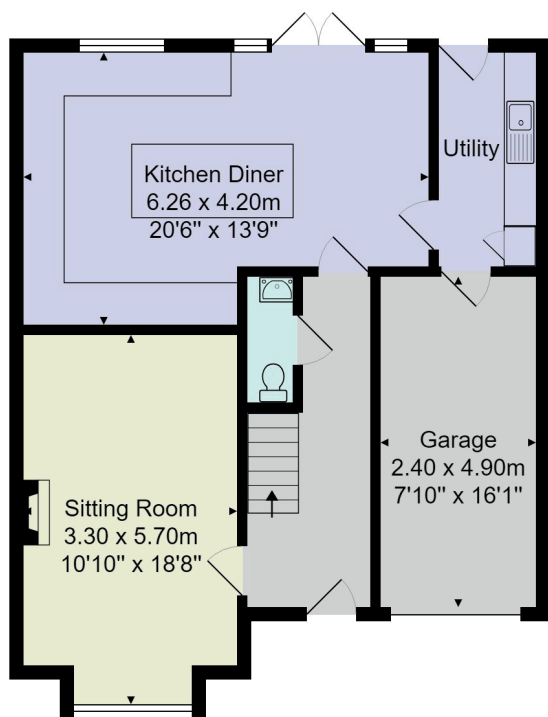
### BEDROOM 4

A further good sized bedroom.

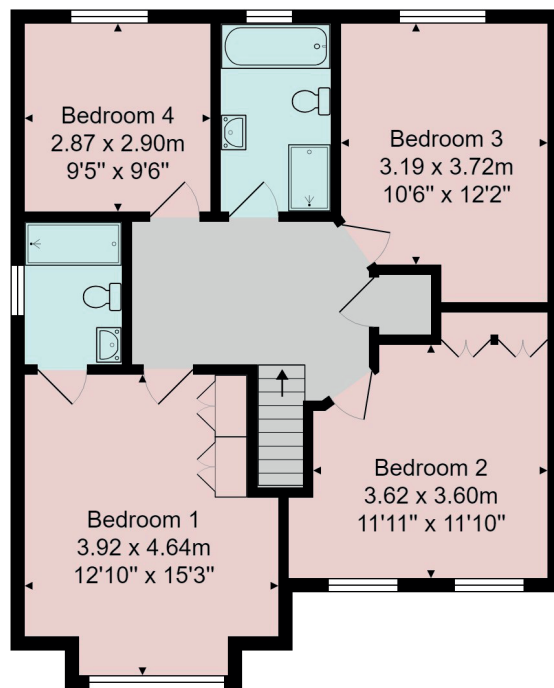
### BATHROOM

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

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 132.5 m<sup>2</sup> ... 1426 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 drive provides parking and leads to an integral single garage with light and power. There is an attractive rear garden with lawn and patio.

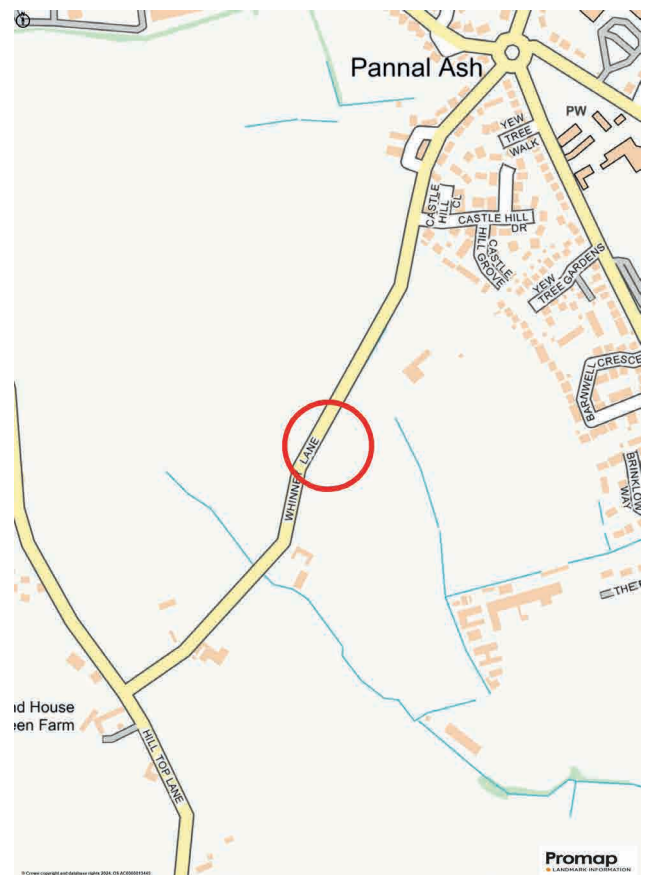
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)	84	
C (69-80)		
D (55-68)		
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		

Harrogate

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