



VERITY
FREARSON

BOX TREES, 105 MAIN STREET, GREAT OUSEBURN, YO26 9RQ

OFFERS OVER £720,000

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Great Ouseburn, YO26 9RQ

A fantastic opportunity to purchase a substantial four-bedroom detached home, with attractive gardens and a delightful outlook over the surrounding countryside, situated in the heart of the popular village between Harrogate and York.

This well-presented house provides generous and flexible accommodation with two reception rooms, together with a conservatory extension, dining kitchen, large utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, a modern bathroom and en-suite shower room. The generous gardens extend to approximately 0.19 acres, with large lawned area together with mature planted borders and enjoying a delightful outlook over the surrounding countryside. A driveway provides ample parking and leads to the double garage.

The property is situated in the heart of this desirable village, which is well served by excellent amenities, including village shop/post office, primary school, public house, active village hall, sports clubs, and parish church.



2 Reception Rooms · Conservatory · Dining Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Lawned Garden With Country Views







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with fitted storage.

SITTING ROOM

A large reception room with feature fireplace with living-flame gas fire. Glazed patio doors lead to the garden.

CONSERVATORY

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

FAMILY ROOM

A further reception room providing an additional sitting or dining area. Windows on two sides.

DINING KITCHEN

With space for dining table and glazed doors leading to the garden. The kitchen comprises a range of fitted wall and base units with island and integrated appliances.

UTILITY ROOM

With fitted unit, worktops and sink. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedroom has fitted wardrobes and an en-suite shower room.

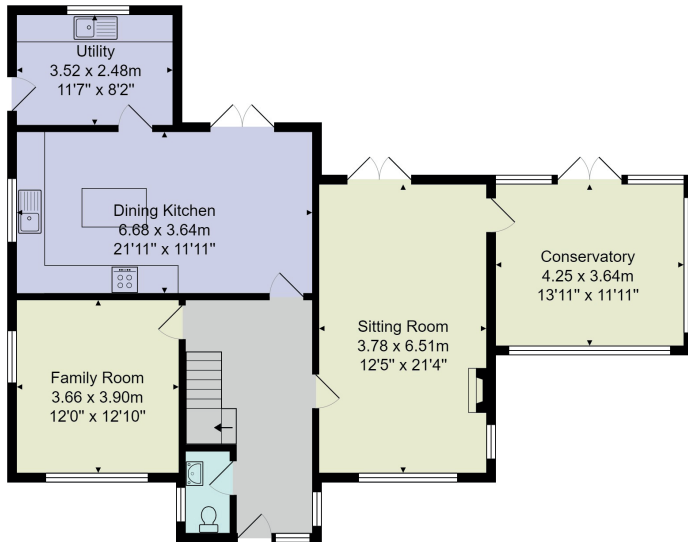
EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

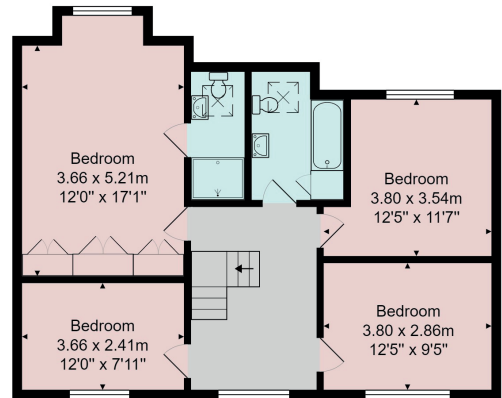
BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 183.7 m² ... 1977 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

The driveway provides parking and leads to a double garage. There is a good-sized and attractive rear garden with lawn and mature planted borders. The garden enjoys a delightful outlook to the adjoining farmland.

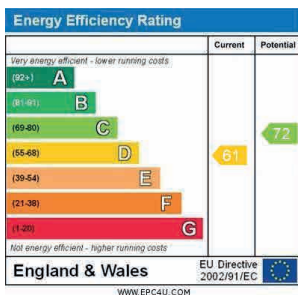
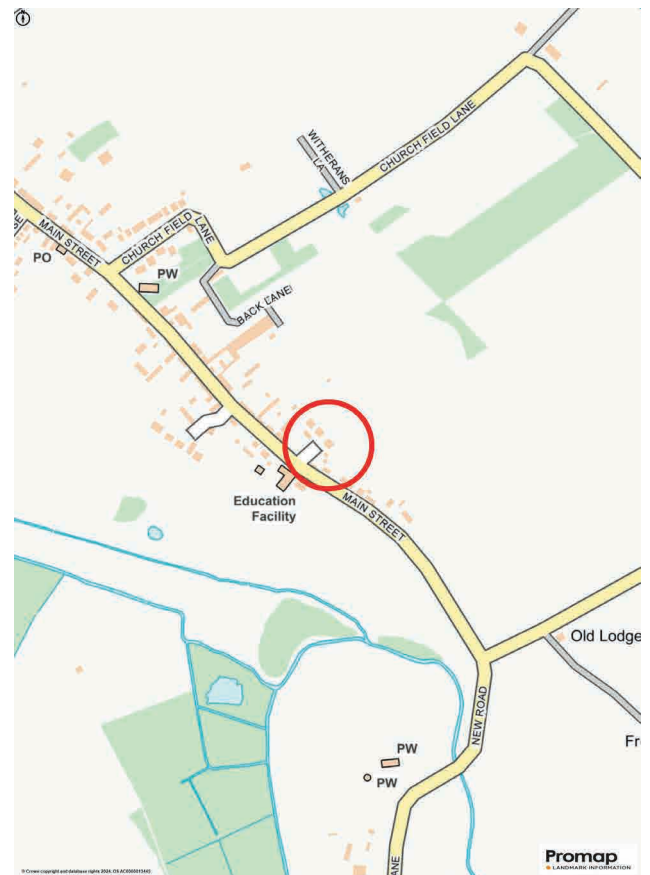
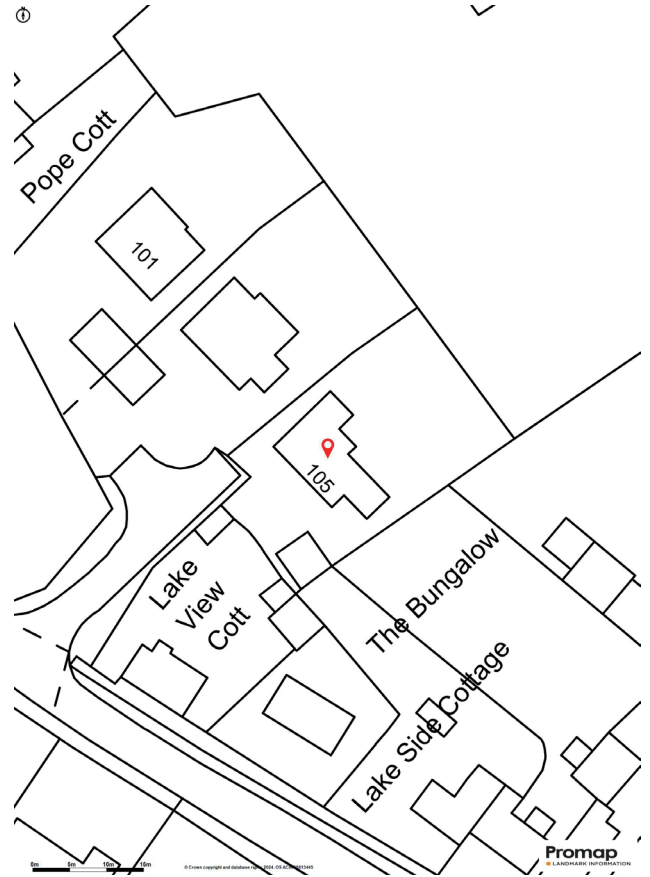
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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