



VERITY
FREARSON

12 DALESIDE AVENUE, HARROGATE, HG2 9JA

£725,000

12 DALESIDE AVENUE,

Harrogate, HG2 9JA

A spacious and very well-presented four bedroomed detached house with garage and generous lawned gardens, situated in this desirable south Harrogate location. This beautifully presented property has been updated and modernised to a high standard and benefits from a new boiler and central heating system, electrical re-wiring and plastering throughout, new UPVC windows and doors, and a modern kitchen and bathroom.

This spacious accommodation has a good-sized reception hallway, which leads to the sitting room, downstairs shower room including w.c and a stunning open-plan living kitchen diner with Charnwood stove. Glazed doors lead to the patio and garden areas. Upstairs there are four generous double bedrooms, together with a modern bathroom.

The property is located within a quiet cul-de-sac and occupies a generous corner plot. Externally the driveway provides off-road parking for up to three vehicles. To the rear of the property there is a large private and attractive garden and expansive patio area.

The property is situated in a prime south Harrogate location just off the A61 Leeds Road, close to excellent amenities, including M&S Food, Weetons, the 36 bus route, Hornbeam Park railway station and excellent schools.



Sitting Room · Living Kitchen Diner

4 Bedrooms · Shower Room · Bathroom

Off-Road Parking · Single Garage · Attractive Lawned Garden and Patio Area







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

Spacious hall, stairs and landing with a large picture window.

SITTING ROOM

Large reception room with bay window including fitted shutters and attractive fireplace with living-flame gas fire.

SHOWER ROOM

Shower, WC, and washbasin.

LIVING KITCHEN

Stunning open-plan living space comprising a dining and sitting area with a Charnwood wood-burning stove.

There is a stylish fitted kitchen comprising a range of wall and base units including a generous sized fitted larder cupboard, five ring gas hob, integrated electric double oven and microwave, fridge / freezer, dishwasher and washing machine.

There are windows overlooking the garden and glazed doors leading to the patio. There is also an under stairs storage cupboard.

FIRST FLOOR

BEDROOM 1

Large double bedroom with fitted shutters and integral black-out blinds.

BEDROOM 2

Double bedroom with fitted shutters and integral black-out blinds.

BEDROOM 3

Double bedroom with window to rear overlooking the garden.

BEDROOM 4

Further double bedroom with fitted wardrobes.

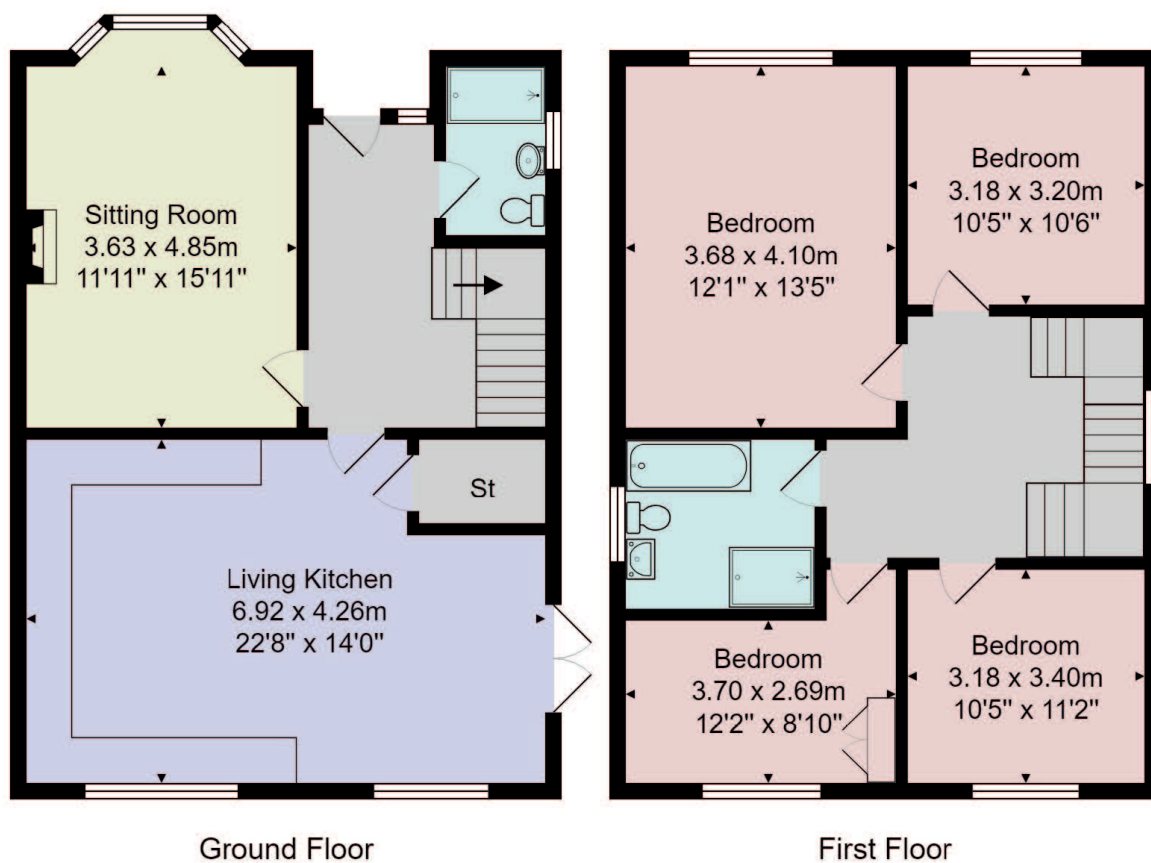
BATHROOM.

Modern white suite with WC, washbasin set within a vanity unit, a separate shower and bath.

LOFT

Partially boarded attic accessed via folding loft ladders.

FLOOR PLAN



Total Area: 133.5 m² ... 1437 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 property occupies a generous corner plot with a large enclosed lawned garden. Features include a raised bed to the rear, and extensive Indian stone patio area to the side.

A driveway provides off-road parking for up to three vehicles and an electric charging point.

There is a detached single garage which has light and power.

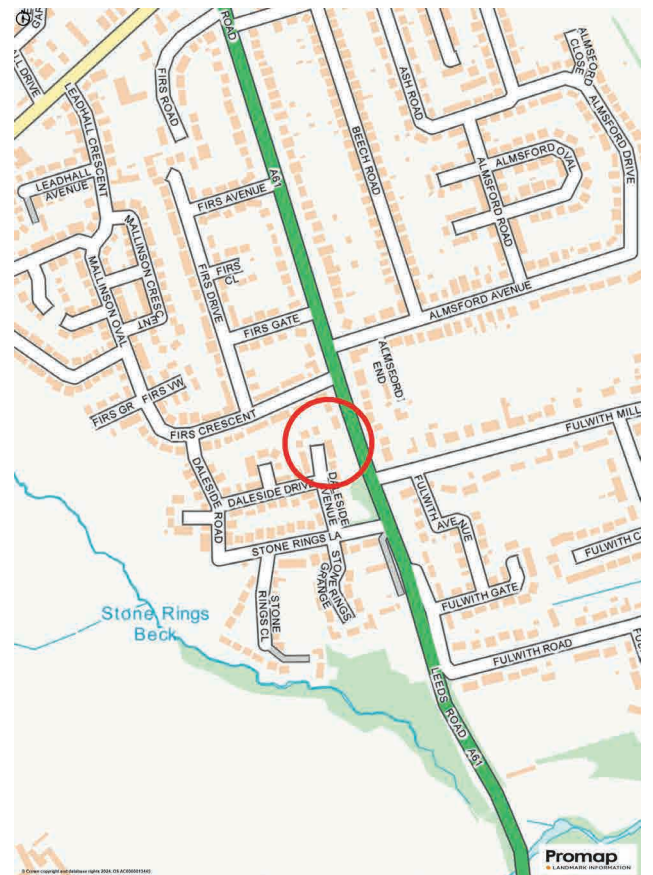
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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