



VERITY
FREARSON

13 MANNERS CLOSE, HARROGATE, HG1 4GA

£649,950

13 MANNERS CLOSE,

Harrogate, HGI 4GA

A spacious and beautifully presented three-bedroom detached property with garage and good-sized garden, situated in a quiet position and forming part of this popular modern development, close to the Stray and Harrogate town centre.

This impressive modern property is appointed to a high standard and comprises generous accommodation. On the ground floor is a reception hall which leads to a sitting room and stunning open-plan L-shaped living kitchen with quality units and glazed doors leading to the garden. There is also a utility room and downstairs WC. Upstairs, there are three bedrooms and three en-suites. The main bedroom is of particularly generous proportions and has a dressing room.

A driveway provides off-road parking and leads to a detached garage. To the rear of the property there is a good-sized garden with lawn and patio. The property forms part of this popular modern development with green space nearby and is conveniently located close to the famous Harrogate Stray and within walking distance of Harrogate town centre.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

3 Bedrooms · 3 En-Suites

Off-Road Parking · Garage · Attractive Garden To Rear







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with window to front.

LIVING KITCHEN

A stunning open-plan L-shaped kitchen and living area with space for sitting and dining and glazed doors leading to the garden. The kitchen comprises a range of high-quality fitted stylish units with quartz worktop, island and breakfast bar, gas hob, integrated double oven, dishwasher and fridge / freezer. Integrated wine fridge.

UTILITY ROOM

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

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

An impressive master suite with double bedroom and dressing room with fitted clothes storage.

EN-SUITE BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, bath and large walk-in shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

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

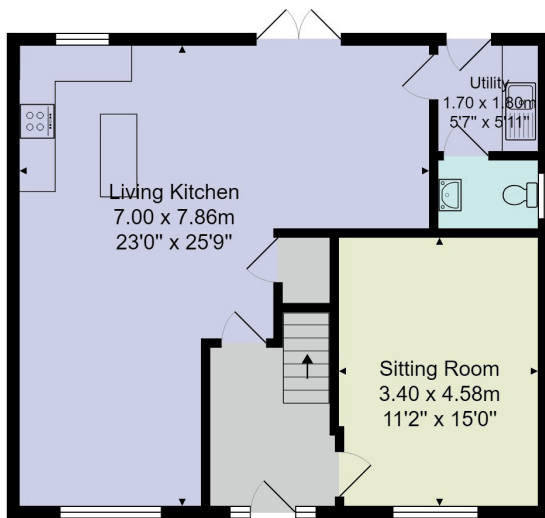
BEDROOM 3

A further double bedroom with fitted wardrobes and en-suite.

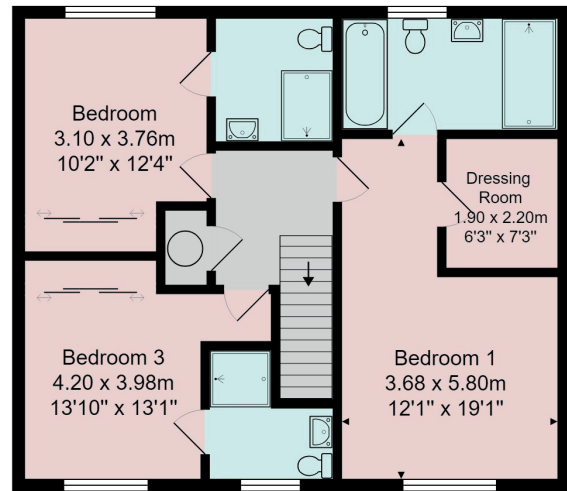
EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and large shower. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 141.2 m² ... 1520 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 leads to a garage. There is an attractive rear garden with lawn and paved sitting area.

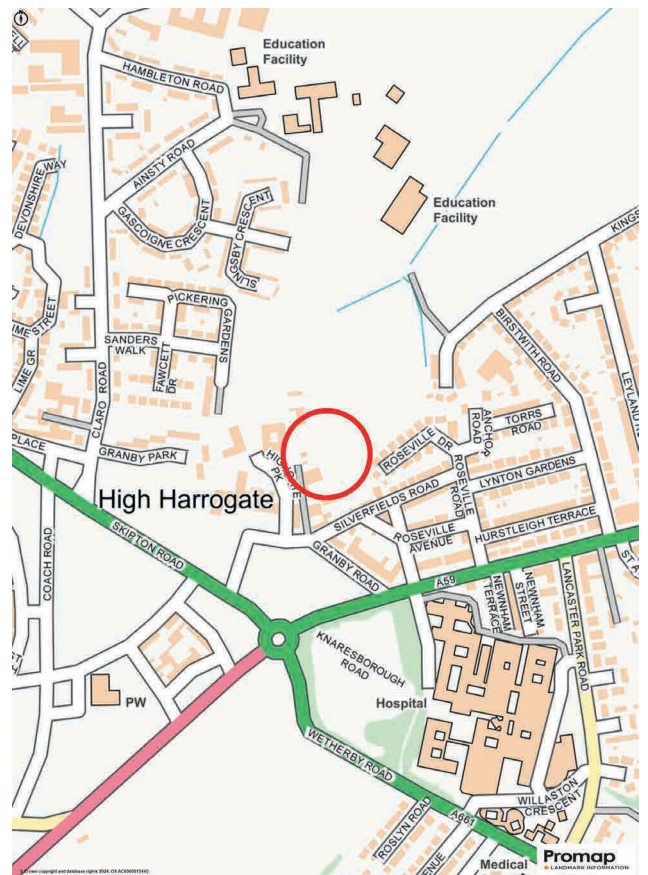
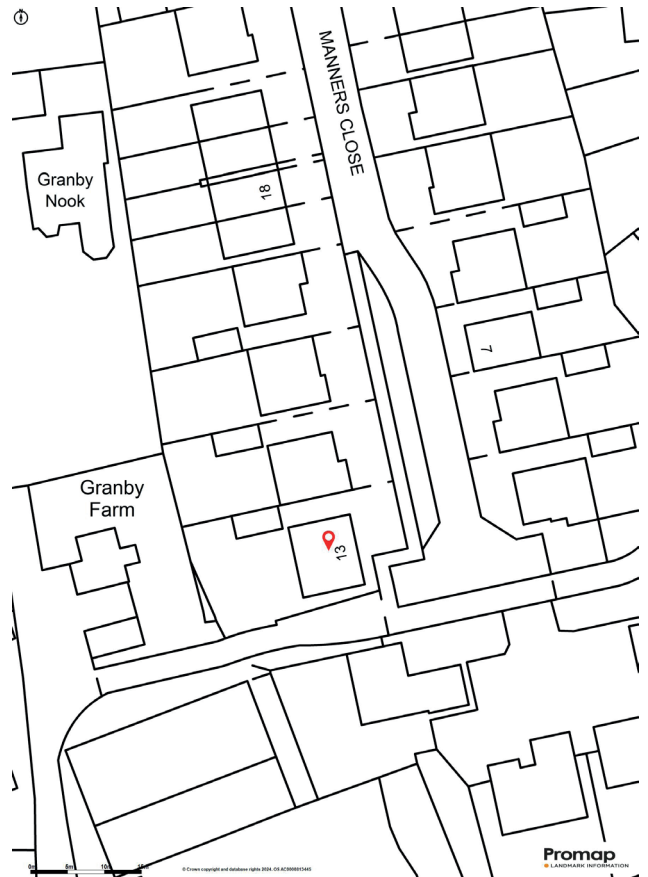
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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