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FREARSON**

THE HARROGATE ESTATE AGENT

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**40 Heather Way, Harrogate, North Yorkshire, HG3 2SH**

**£400,000**

Offers Over

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THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 40 Heather Way, Harrogate, North Yorkshire, HG3 2SH

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A most impressive four-bedroom detached house situated in an attractive cul-de-sac position on the edge of open countryside.

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The property reveals well-appointed accommodation throughout, having been updated by the current owners. The property benefits from modern kitchen and bathroom fittings, neutral décor and floor coverings, together with full double glazing and a modern central heating system.

An internal inspection is strongly recommended to appreciate the extensive and versatile living accommodation.





## **GROUND FLOOR** **ENTRANCE PORCH**

Wood flooring.

## **DINING ROOM**

Wood-effect flooring.

## **LIVING ROOM**

Bay window to front and windows to side Limestone fire surround with stone hearth and inset living-flame gas fire.

## **GARDEN ROOM**

Double French doors leading to the rear garden. Two double-glazed windows to the side.

## **KITCHEN**

Fitted with a range of Shaker-style wall and base cupboards in cream with worktops with tiled splashbacks and inset stainless- steel single-drainer sink. Four-ring gas hob with stainless-steel extractor canopy above and double electric oven below. Space for fridge / freezer, integrated dishwasher. Window to rear, wood-effect flooring.

## **UTILITY ROOM**

Window and exterior door to garden. Wall unit and worktop. Plumbing for washing machine and space for tumble dryer.

## **CLOAKROOM**

With WC and wall-mounted washbasin.

## **FIRST FLOOR**

### **LANDING**

Window to rear, access to boarded loft space.

### **MASTER BEDROOM**

Window to front. Built-in triple wardrobe with shelving and hanging space.

### **EN-SUITE SHOWER ROOM**

Window to side. Shower cubicle with bi-fold door, WC and pedestal washbasin. Part-tiled walls, extractor fan, wood-effect flooring.

### **BEDROOM 2**

Window to rear, further window to side. Built-in triple sliding mirror-fronted wardrobe. Access to part-boarded loft space.

### **BEDROOM 3**

Window to front. Built-in four-door wardrobe and a further cupboard.

### **BEDROOM 4**

Window to side.

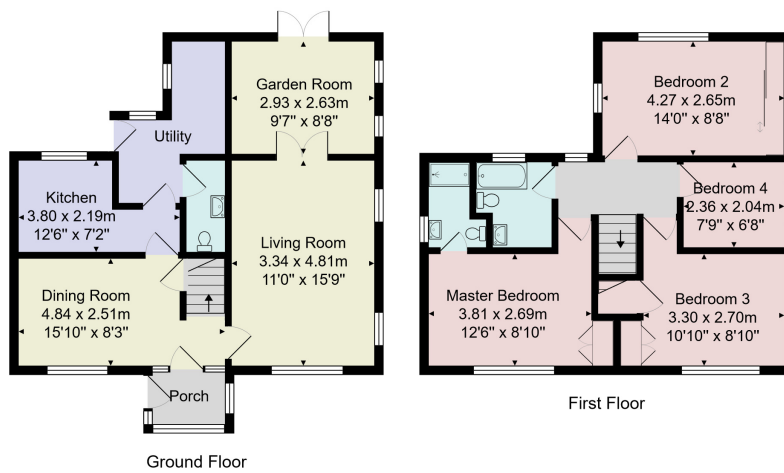
## **BATHROOM**

Window to rear. Fitted with a white suite comprising WC, panelled bath with shower above and vanity unit with cupboard below incorporating washbasin. Part-tiled walls.

## **OUTSIDE**

To the front of the property there is a lawned garden with hedge boundaries and a trellised archway and timber gate leads to the rear garden. Driveway leads to a detached garage with light and power. To the rear there is an enclosed and private lawned garden with paved and decked seating areas and mature planted borders.





**Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup>**  
 All measurements are approximate and for display purposes only.  
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