



VERITY
FREARSON

5 MANNERS CLOSE, HARROGATE, HG1 4GA

£549,000

5 MANNERS CLOSE,

Harrogate, HG1 4GA

A spacious and beautifully presented four-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 has been significantly upgraded by the current owners. On the ground floor there is a reception hall which leads to a sitting room and a stunning open-plan dining kitchen with quality units and glazed doors leading to the garden. There is also a utility room and downstairs WC. Upstairs, there are four bedrooms with fitted wardrobes, a modern bathroom and en-suite shower room. The main bedroom is of particularly generous proportions and has a bay window.

A drive provides off-road parking and leads to the integral 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 is within walking distance of Harrogate town centre.

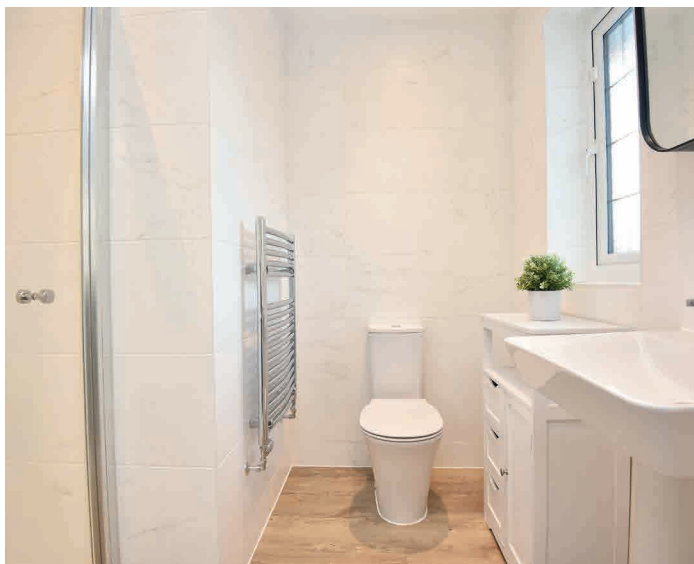


Sitting Room · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Garage · Lawned Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with bay window with fitted shutters.

DINING KITCHEN

A stunning open-plan kitchen and dining area with glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish and modern units with gas hob, double oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units and work top. 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 with fitted wardrobes. The main bedroom has a bay window and en-suite shower room.

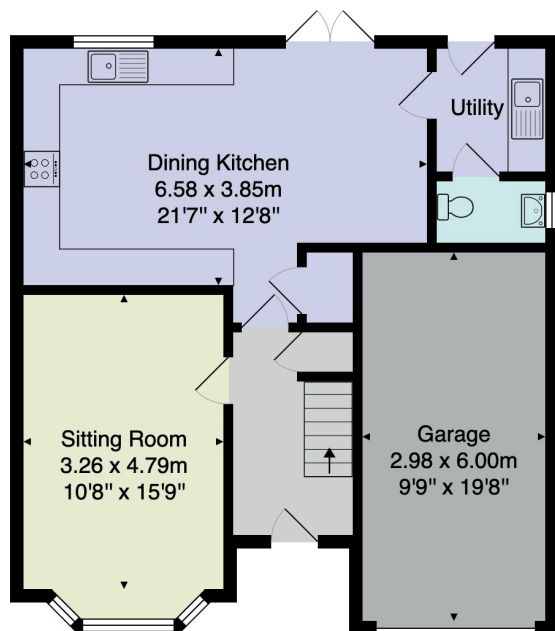
EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Heated towel rail.

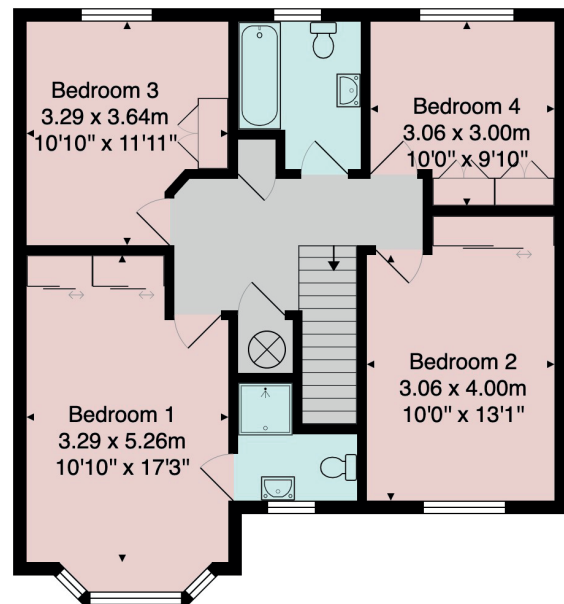
BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 127.7 m² ... 1374 ft² (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 garage with electrically operated door. There is an attractive garden with lawn, patio well-stocked borders and timber shed.

Agent's Note

The property has a modern gas central heating system together with additional air-conditioning units that provide heating and cooling. All windows are double glazed. The property is freehold.

The current owners have upgraded the property from the original spec in the following areas:

- Ceiling fans in the bedrooms
- Splashback in the kitchen
- Air conditioning in the lounge, kitchen, master bedroom that also serves as a more efficient way to heat in the winter.
- Extended patio in rear garden.
- Large Shed in rear garden
- Full redecoration
- Upgraded plantation shutters installed in the lounge

Services

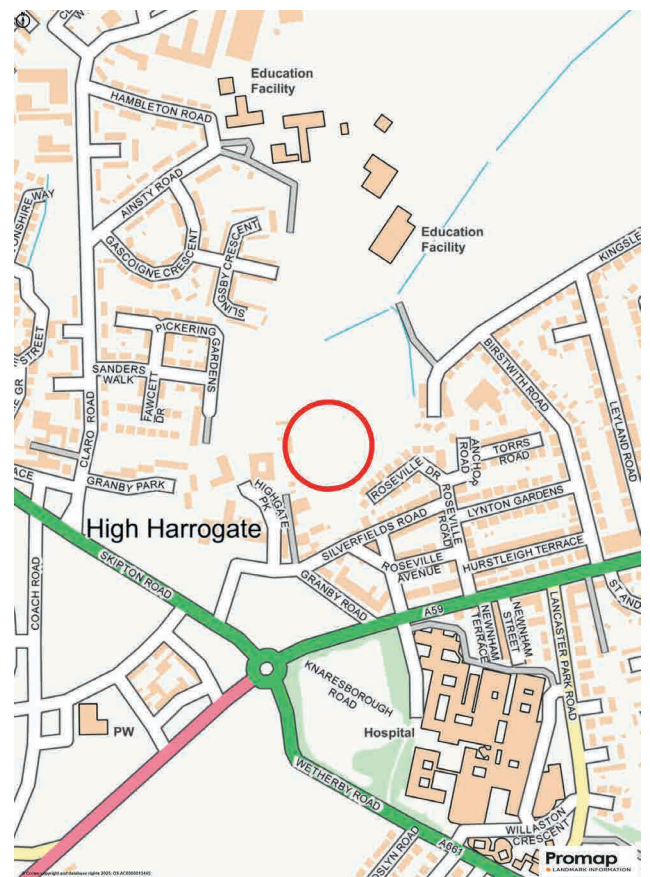
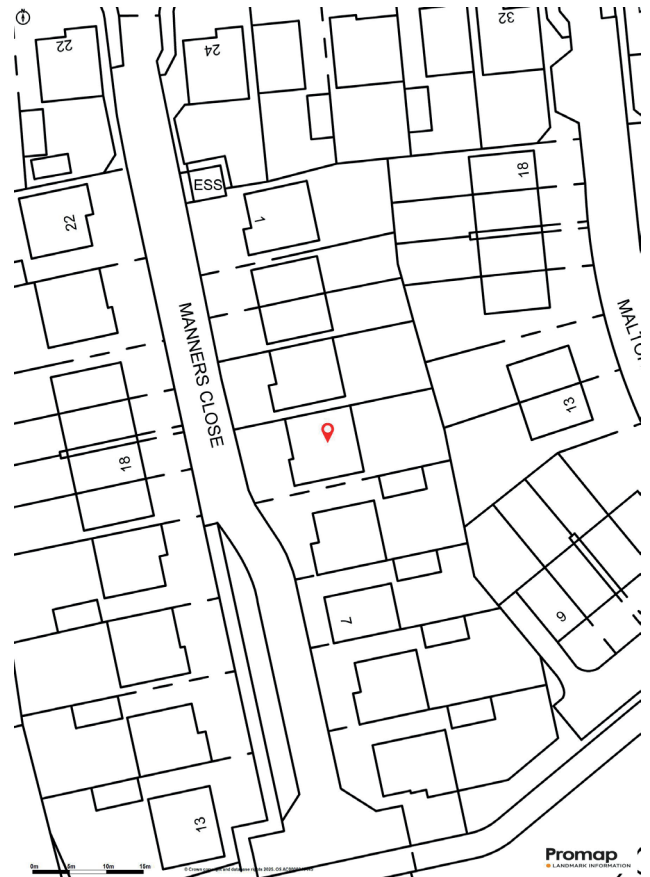
All mains services connected.

Tenure

Freehold

Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		93
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

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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verityfearson.co.uk