



VERITY  
FREARSON

1 SHELLEY COURT, HARROGATE, HG1 3LR

£550,000

# I SHELLEY COURT,

*Harrogate, HG1 3LR*

**An impressive five-bedroom detached family home, which has been recently modernised and extended to a high standard to reveal spacious living accommodation with an attractive landscaped garden, situated in this desirable location well served by local amenities, close to countryside and Harrogate town centre.**

This super home comprises generous and versatile accommodation. On the ground floor there is a stunning open-plan kitchen and living space with glazed doors leading to the garden as well as a sitting room with wood-burning stove, cinema room, office, cloakroom and utility room. Upstairs, there are five double bedrooms including the main bedroom which has a dressing area and en-suite shower room, and there is also a modern bathroom. The driveway provides parking, and to the rear there is a very good-sized and attractive landscaped garden with lawn and various sitting area.



Sitting Room · Cinema Room · Study · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom · Loft Space

Off-Road Parking · EV Charging Point · Landscaped Garden To Rear







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with wood-burning stove.

#### LIVING KITCHEN

A stunning open-plan living kitchen with space for sitting and dining areas and glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish fitted units with induction hob, double oven, integrated fridge / freezer and dishwasher.

#### UTILITY ROOM

With fitted units and space for concealed washing machine and tumble dryer.

#### CINEMA ROOM

A further reception room currently used as a cinema room.

#### STUDY

Providing a useful workspace.

#### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR BEDROOMS

There are five double bedrooms on the first floor, some of which have fitted wardrobes with automatic lighting, and the main bedroom which had a vaulted ceiling, a dressing area with fitted wardrobes and an en-suite shower room.

#### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set atop a vanity unit and shower. Tiled floor with under-floor heating.

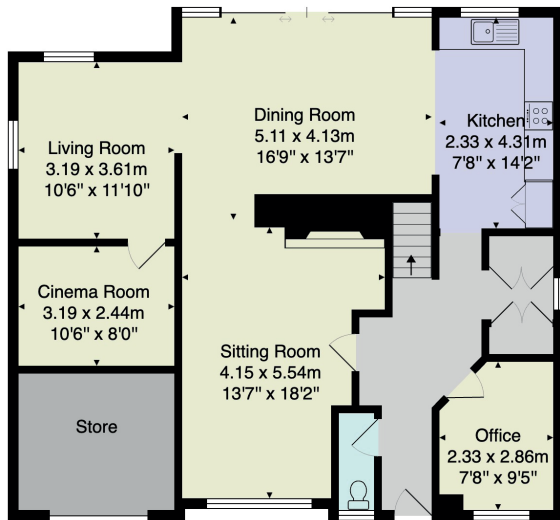
#### BATHROOM

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

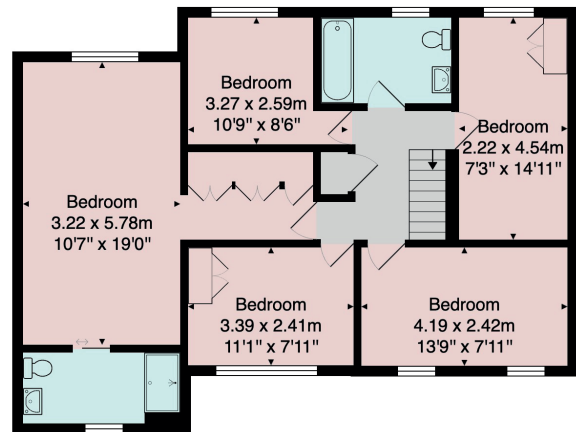
#### LOFT

There is access via a pull-down ladder to a boarded loft providing useful storage space.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 186.5 m<sup>2</sup> ... 2007 ft<sup>2</sup>

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

### Outside

To the front of the property there is off-road parking with electric car charging point.

Outdoor Kitchen area with built-in Napoleon Gas BBQ, fired earth porcelain worktop, and tiled unit. Landscaped, seasonal planted garden, including dining and lounging areas, framed with pergolas. Mature Wisteria over the pergola giving a wonderful spring bloom.

Further decked sitting area to the front and access to an outside store.

### Location

The property is situated in this quiet position on Shelley Court, conveniently located close to excellent local amenities, on the edge of beautiful open countryside and the Nidd Gorge, and just a short distance from Harrogate town centre.

### Agent's Notes

The property has a full gas central heating system. There is additional underfloor electric heating in the en-suite shower room, downstairs WC and in the kitchen. There is also a wood-burning stove in the sitting room.

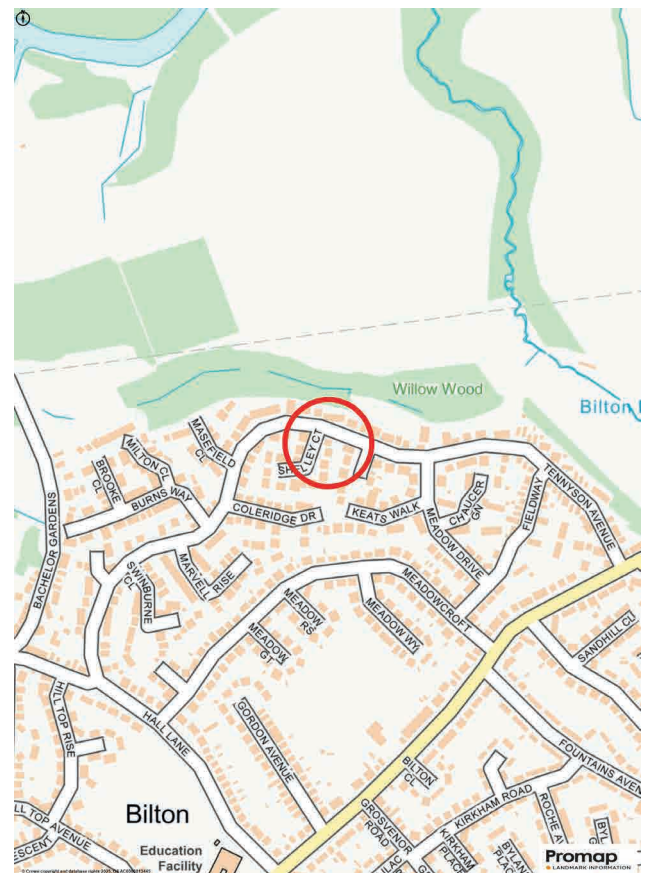
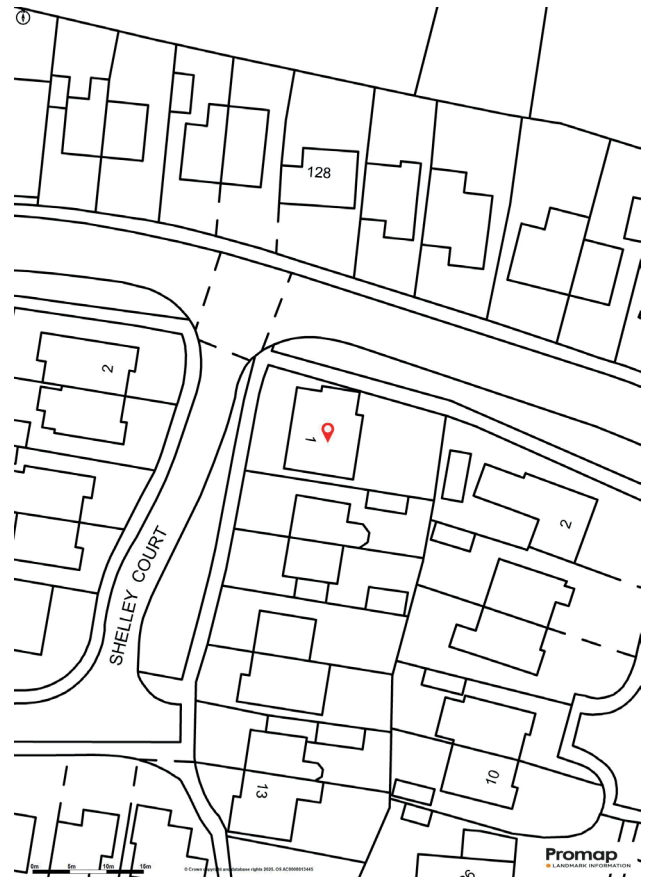
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)  
[verityfrearson.co.uk](http://verityfrearson.co.uk)





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)