



VERITY
FREARSON

10 PHILIPPA'S DRIVE, HARROGATE HG2 9BB

GUIDE PRICE £975,000

10 PHILIPPA'S DRIVE,

Harrogate, HG2 9BB

A fantastic opportunity to purchase a beautifully presented four-bedroom detached property with an attractive south-facing garden and enjoying a delightful outlook over the adjoining Oval Gardens.

This impressive property has been modernised and extended to provide impressive accommodation comprising a stunning open-kitchen and living area with glazed bi-folding doors leading to the garden. The property benefits from solid wood flooring and bespoke glass balustrade/oak in the hall, stairs and landing. The flexible living space on the ground floor comprises three reception rooms which could be used as reception rooms or home working space, and there is also a utility room and downstairs WC. Upstairs, there are four large double bedrooms, two of which have en-suite shower rooms, in addition to a modern family bathroom.

The property occupies a generous plot having generous driveway, garage and a good-sized and attractive rear garden enjoying a south-facing aspect with lawn and paved sitting areas.



Sitting Room · Snug · Office · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Garage · EV Charging Point · South-Facing Lawned Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window to front overlooking the Oval gardens.

OFFICE

Providing a useful workspace or potential reception room with window to front with attractive outlook.

SNUG

A further reception room.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas, skylight windows and glazed bi-folding doors leading to the garden. The kitchen comprises a range of fitted units with worktop, island and breakfast bar. Integrated appliances including an induction hob, integrated fridge / freezer, double oven and microwave with warming drawer and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Exterior door to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, basin and shower.

BEDROOM 2

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

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.

BEDROOM 3

A double bedroom with an attractive outlook.

BEDROOM 4

A further double bedroom.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 197.6 m² ... 2127 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 driveway provides parking with electric vehicle charging point and leads to a garage. The property has a large and attractive rear garden enjoying a south-facing aspect with lawn, paved sitting areas and well-stocked planted borders. Timber garden shed with power. Outdoor lighting and power points.

Location

The property is located in this desirable south Harrogate location, with delightful outlook to the front over the adjoining Oval Gardens and is within easy walking distance of Harrogate town centre via the famous Harrogate Stray. The property is also within catchment of popular primary and secondary schools.

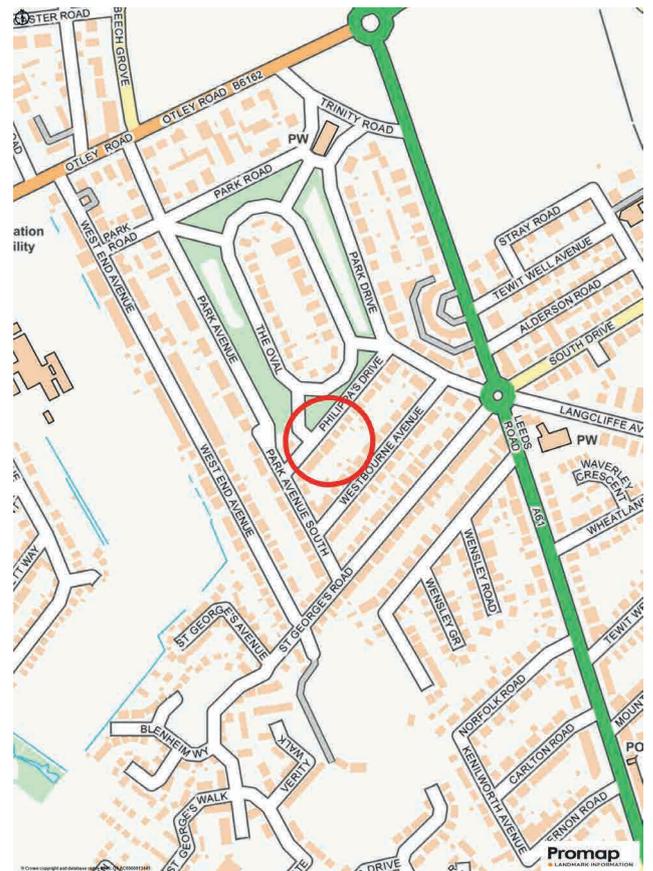
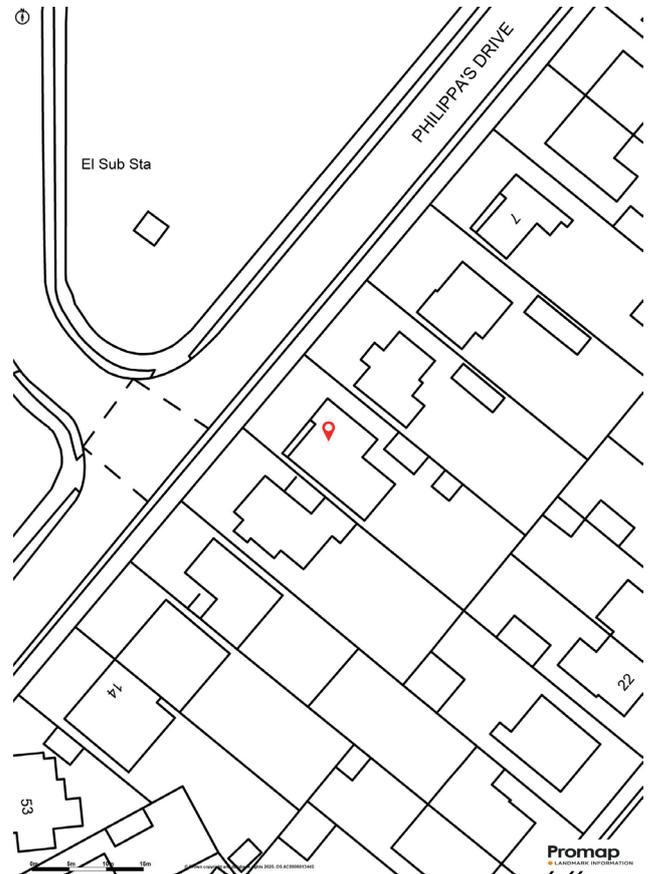
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	82

England & Wales EU Directive 2002/91/EC

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