



VERITY
FREARSON

36 SPENCERS WAY, HARROGATE, HG1 3DN

OFFERS OVER £625,000

36 SPENCERS WAY,

Harrogate, HG1 3DN

A most impressive five-bedroom detached house offering particularly generous and versatile accommodation extending to over 2,200 square feet with a generous south-facing rear garden, forming part of this quiet cul-de-sac.

The property provides generous and well-presented accommodation. On the ground floor there is a large sitting room together with separate dining room, study / snug, well-equipped modern kitchen, utility and downstairs WC. Upstairs there are five good-sized bedrooms, a modern bathroom and en-suite. There is a larger-than-average south-facing garden with lawn and patio and a drive provides ample parking and leads to an integral double garage.

The property is situated on this residential street close to beautiful open countryside and just a short distance from the centre of Harrogate where there is an excellent range of amenities on offer. Offered for sale with no onward chain.



3 Reception Rooms · Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Integral Double Garage · South-Facing Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with sitting and dining areas. Feature fireplace with living-flame gas fire. Glazed doors lead to the garden.

DINING ROOM

A further reception room with glazed door leading to the garden.

KITCHEN

With a range of fitted wall and base units with worktop, island and breakfast bar. Gas hob, integrated double oven, dishwasher, fridge / freezer and additional under-the-counter fridge.

UTILITY ROOM

With fitted units, worktops and space and plumbing for washing machine and tumble dryer. Access to the double garage.

CLOAKROOM

With WC and washbasin.

STUDY / SNUG

A further reception room or work-from-home space. Window to front.

FIRST FLOOR BEDROOMS

There are five good-sized bedrooms on the first floor, four of which have fitted wardrobes. The main bedroom is of particularly generous proportions and has an en-suite bathroom.

EN-SUITE BATHROOM

A white suite comprising WC, twin washbasins set within a vanity unit, bath and shower.

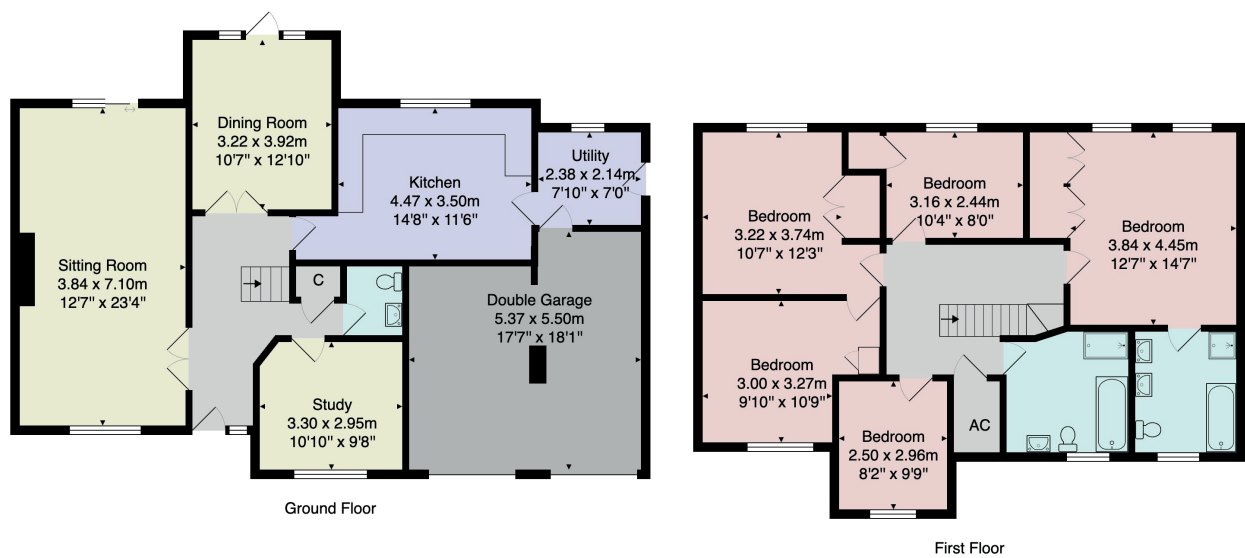
BATHROOM

A white suite comprising WC, washbasin, bath and shower.

LOFT

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

FLOOR PLAN



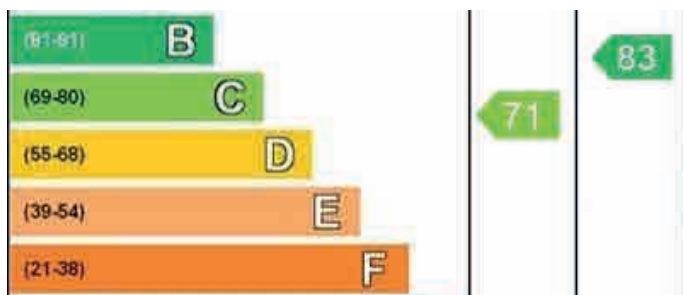
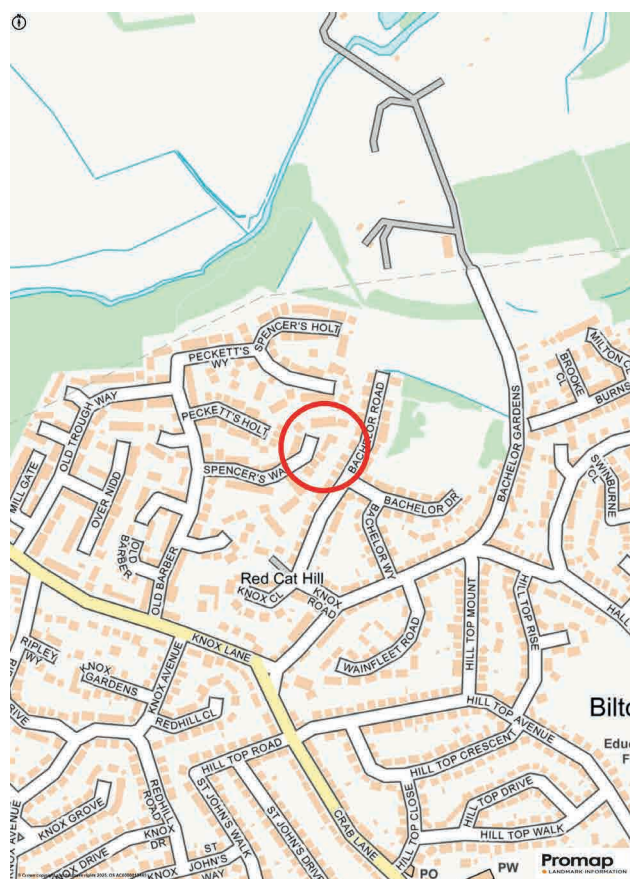
Total Area: 212.3 m² ... 2286 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

A driveway provides parking and leads to the integral double garage. To the rear is larger-than-average rear garden enjoying a south-facing aspect with lawn and patio.

The property has a modern gas central heating system with new boiler fitted in February 2025, located in the garage.

All mains services connected.

Freehold



26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales	01423 562 531
Lettings	01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk

THE HOME OF PROPERTY

• SINCE •

1921





VERITY
FREARSON

verityfearson.co.uk