



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.

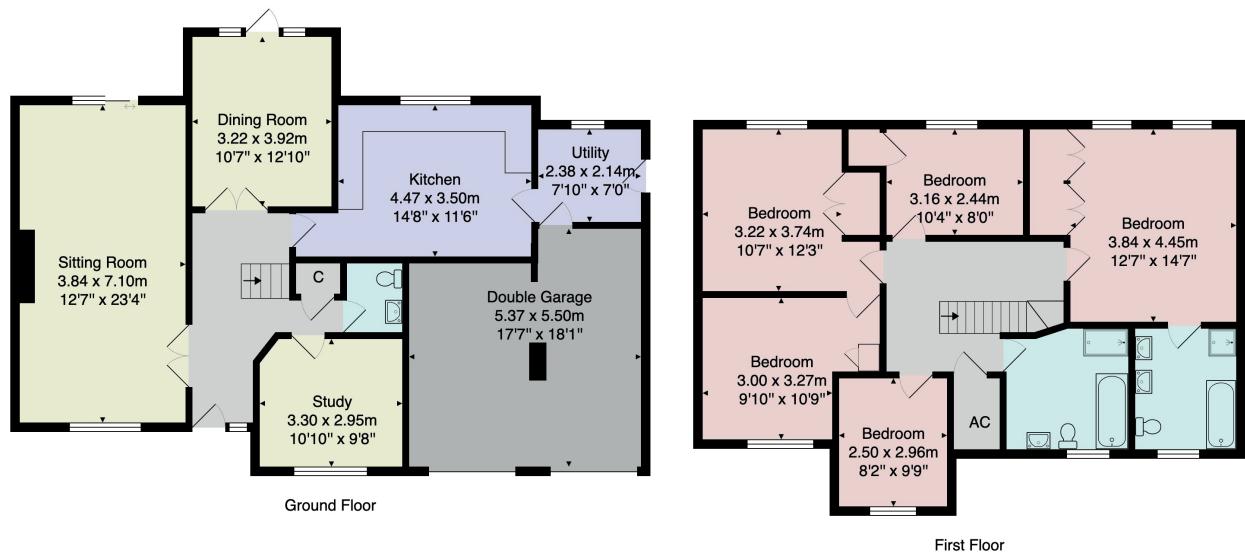
BATHROOM

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.
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Outside

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.

Agent's Note

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

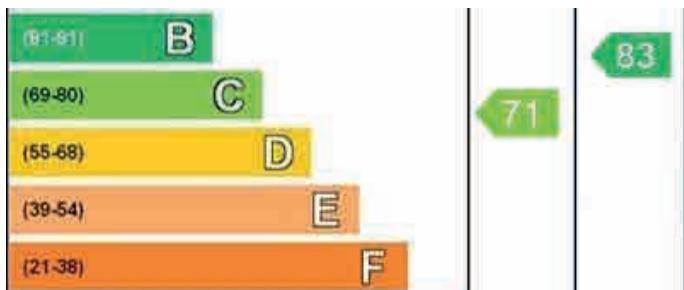
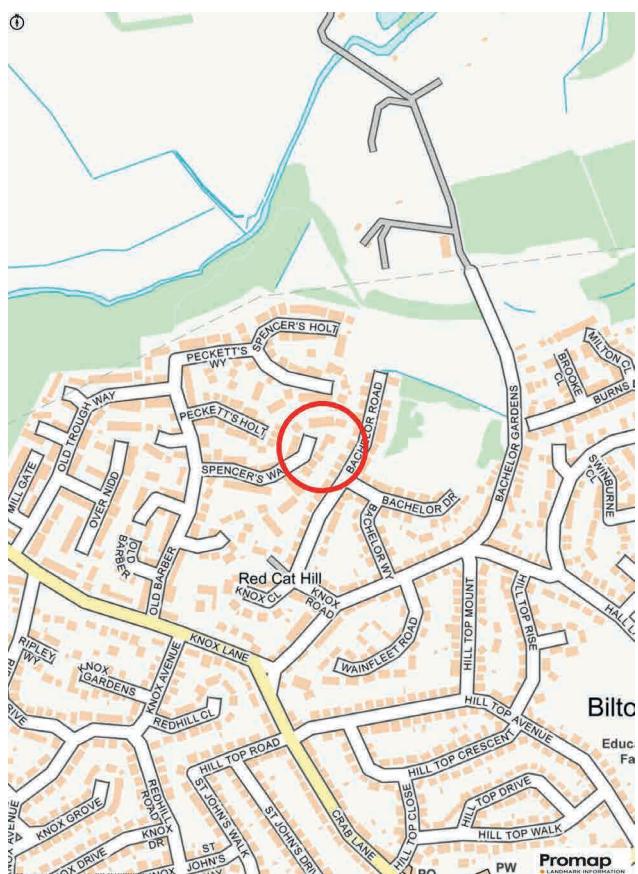
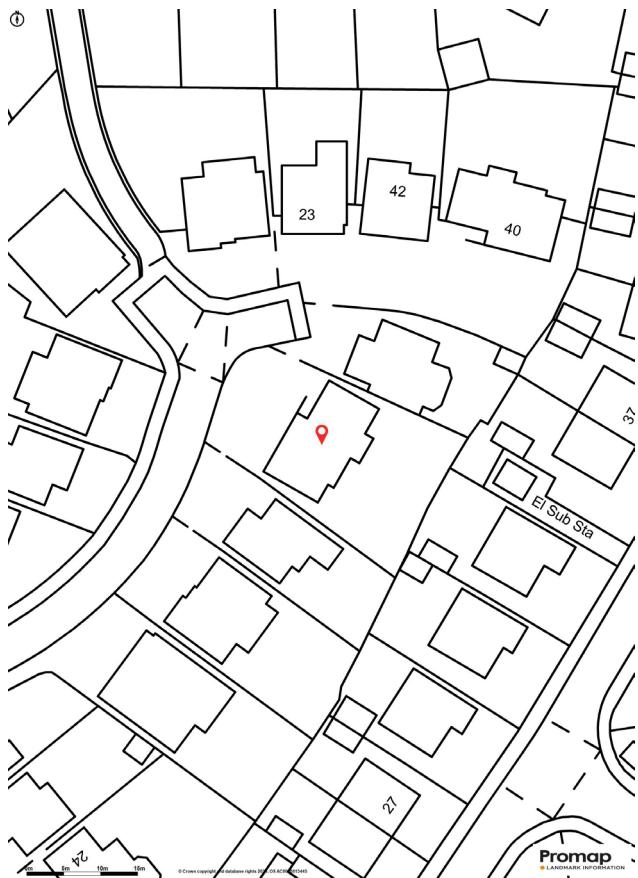
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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