



VERITY
FREARSON

9 HAREWELL CLOSE, GLASSHOUSES, HARROGATE, HG3 5DY

OFFERS OVER £500,000

9 HAREWELL CLOSE,

Glasshouses, Harrogate, HG3 5DY

A spacious and beautifully presented four-bedroom detached property enjoying superb panoramic views over the surrounding countryside and situated on a quiet residential street within the popular village of Glasshouses.

This excellent property provides spacious and versatile accommodation with the benefit of central heating and double glazing. On the ground floor there is a large open-plan sitting and dining room, together with a modern fitted kitchen, three bedrooms, bathroom and en-suite shower room. On the first floor there is a further bedroom, en-suite and useful study area. A driveway provides parking and leads to an integral double garage and there is an attractive rear garden with lawn and various sitting areas enjoying delightful views over the surrounding countryside.

Glasshouses in a popular village surrounded by beautiful open countryside within the heart of Nidderdale and just a short drive from the popular town of Pateley Bridge.

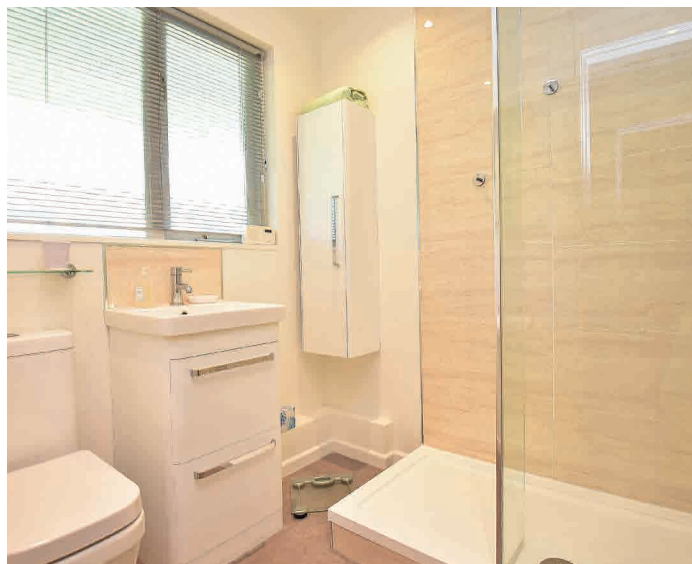


Sitting / Dining Room · Kitchen

4 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Large Double Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Patio doors lead to a large square reception hall with useful airing cupboard and storage cupboards. Leads to-

SITTING / DINING ROOM

A large light and airy L-shaped reception room with sitting and dining areas with patio doors enjoying long-distance views. Feature fireplace with living- flame gas fire.

KITCHEN

With a range of stylish modern units with worktop and breakfast bar. Induction hob with extractor canopy above, integrated double oven / microwave oven, dishwasher and fridge / freezer.

UTILITY ROOM

Plumbing for washing machine and other appliances.

BATHROOM

With WC, washbasin, and bath with shower above. Heated towel rail.

BEDROOM 1

A large double bedroom with fitted wardrobe.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower. Heated towel radiator.

BEDROOM 2

A further double bedroom with fitted wardrobes.

BEDROOM 3 / DAY ROOM

A further good-sized bedroom or additional reception room with windows to front enjoying delightful views over the surrounding countryside. Patio doors give access to a glazed Juliet balcony.

FIRST FLOOR

LANDING

A large and versatile space with two Velux windows, providing a useful workspace / study area

BEDROOM 4

A further good-sized bedroom with Velux windows with views over the valley. A door gives access to an extensive eaves storage space / attic, which houses the central heating boiler.

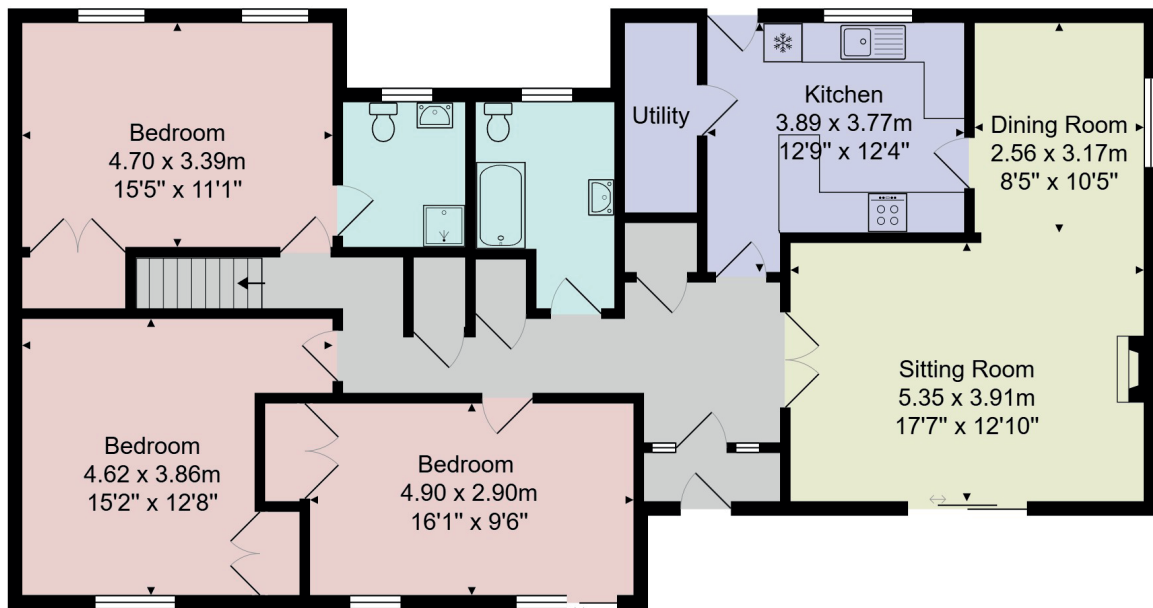
EN-SUITE BATHROOM

With WC, washbasin, bath and separate shower.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 170.1 m² ... 1831 ft² (excluding eaves storage)

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 ample parking and leads to a large double garage with electrically operated door, water supply and power points. There's an attractive front garden with lawn, planted borders and patio, enjoying superb views to the front. There's also an attractive rear garden with lawn and various sitting areas including a large decked seating area, enjoying views over the surrounding countryside. External water tap and power points. Sensor lighting to front and rear.

Location

Situated within the Nidderdale Area of Outstanding Beauty and on the banks of the River Nidd, Glasshouses offers thriving village community, a nearby 12th century church and primary school, and is close to the National Trust's Brimham Rocks.

Agent's Note

The property has the benefit of gas-fired central heating and double glazing.

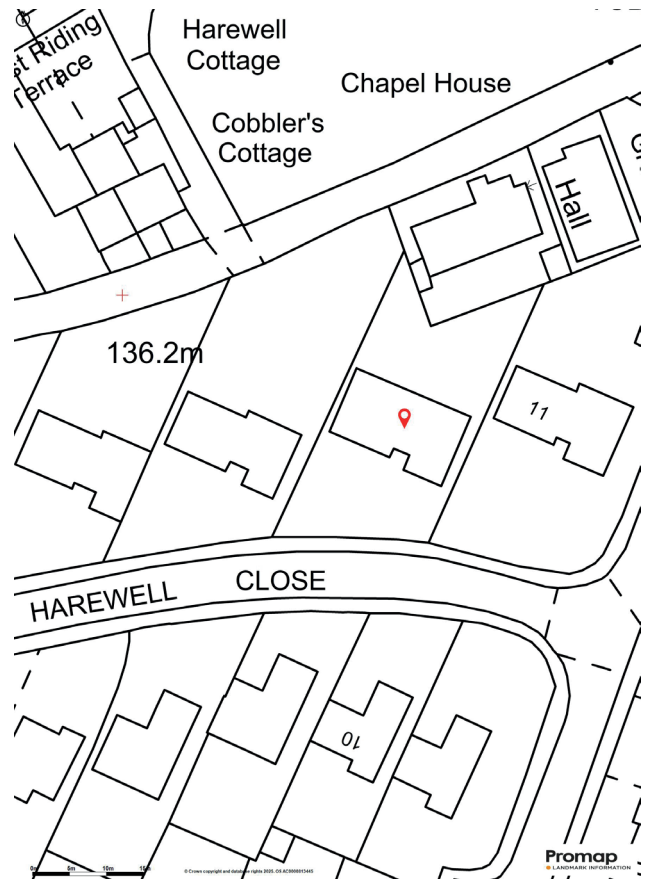
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		94
B (81-91)		
C (69-80)	71	
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		

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