



VERITY
FREARSON

2 WISTERIA GARDENS, OFF OTLEY ROAD, HARROGATE, HG3 1FP

OFFERS OVER £900,000

2 WISTERIA GARDENS, OFF OTLEY ROAD

Harrogate HG3 1FP

A beautifully presented and spacious five bedroomed detached home with attractive garden, garage and generous drive, forming part of this popular development next to Harlow Carr Gardens and the Pinewoods.

This attractive stone-built property provides generous and high-quality accommodation, comprising various reception rooms together with a modern dining kitchen, utility and downstairs WC. Upstairs, there are five good-sized bedrooms, a modern bathroom and two en-suites.

A generous drive provides ample parking and leads to a double garage, and there is an attractive rear garden with lawn and patio. This superb modern property is sold with the remainder of a 10-year builder's guarantee from 2019 and forms part of this sought-after development, situated in a delightful position next to the Pinewoods, well served by excellent local amenities and just a short distance from Harrogate town centre.



Living Room · Sitting Room · Dining Room · Snug/Office · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With fitted cupboards.

SITTING ROOM

A large reception room with space for sitting and dining areas. Glazed bi-folding doors lead to the garden.

DINING ROOM

A further reception room with bay window to the front.

SNUG / OFFICE

A further reception room or work-from-home space with bay window to the front.

CLOAKROOM

With WC and basin.

LIVING KITCHEN

With space for dining area and glazed bi-folding doors leading to the garden.

The kitchen comprises a range of modern fitted units with granite worktops, gas hob, integrated double oven, dishwasher and fridge/freezer.

UTILITY

With fitted units, worktop and sink. Integrated washing machine and tumble dryer.

FIRST FLOOR

BEDROOM ONE

A large double bedroom with fitted wardrobes and en-suite.

EN-SUITE ONE

A modern white suite comprising WC, basin, bath and shower. Heated towel rail.

BEDROOM TWO

A double bedroom with fitted wardrobes and en-suite.

EN-SUITE TWO

With WC, basin and shower. Heated towel rail.

BEDROOM THREE

A good-sized double bedroom.

BEDROOM FOUR

A further double bedroom.

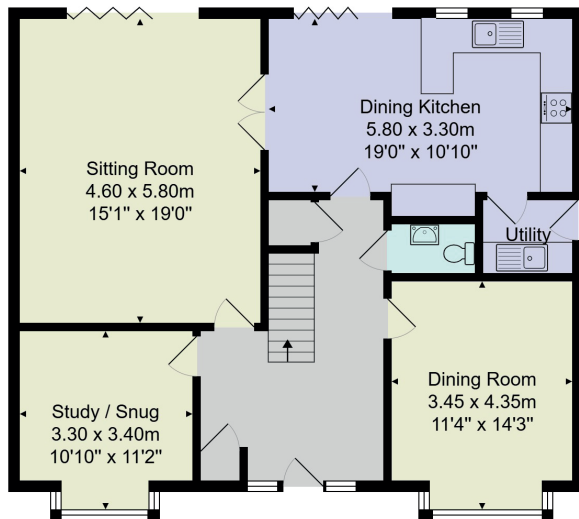
BEDROOM FIVE

A further bedroom.

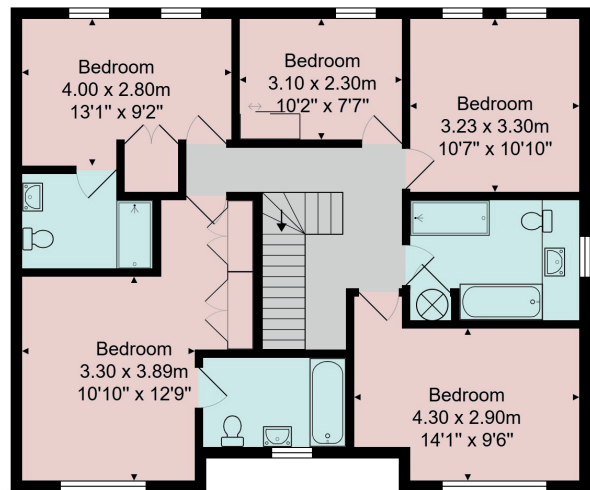
BATHROOM

A modern white suite comprising WC, basin and bath and separate shower cubicle. Heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 186.3 m² ... 2005 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 block-paved drive provides ample parking and leads to a double garage.

There is a good-sized rear garden with lawn and patio, perfect for outdoor entertaining.

Agents Note

The property is freehold.

An annual estate charge of £208 is payable.

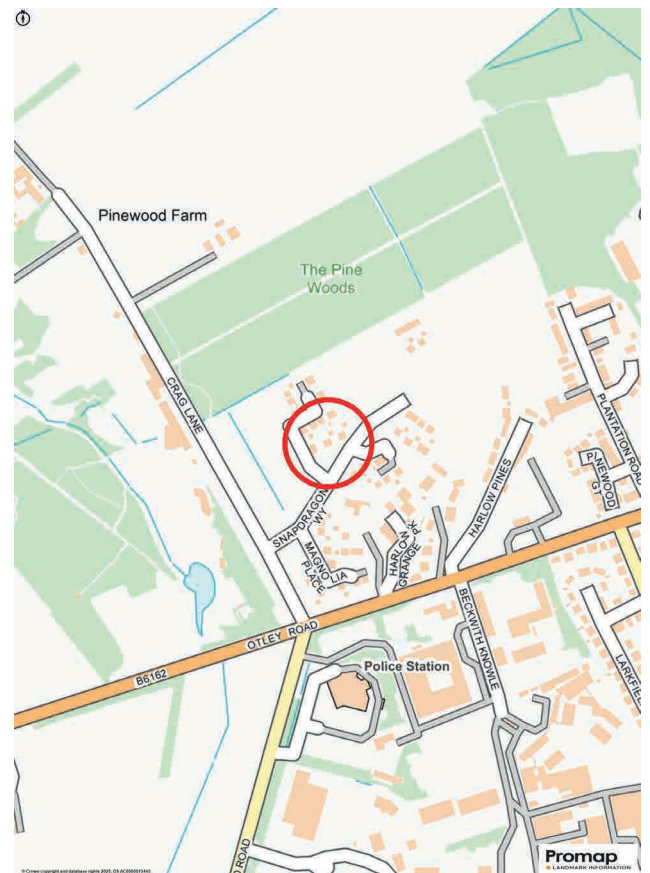
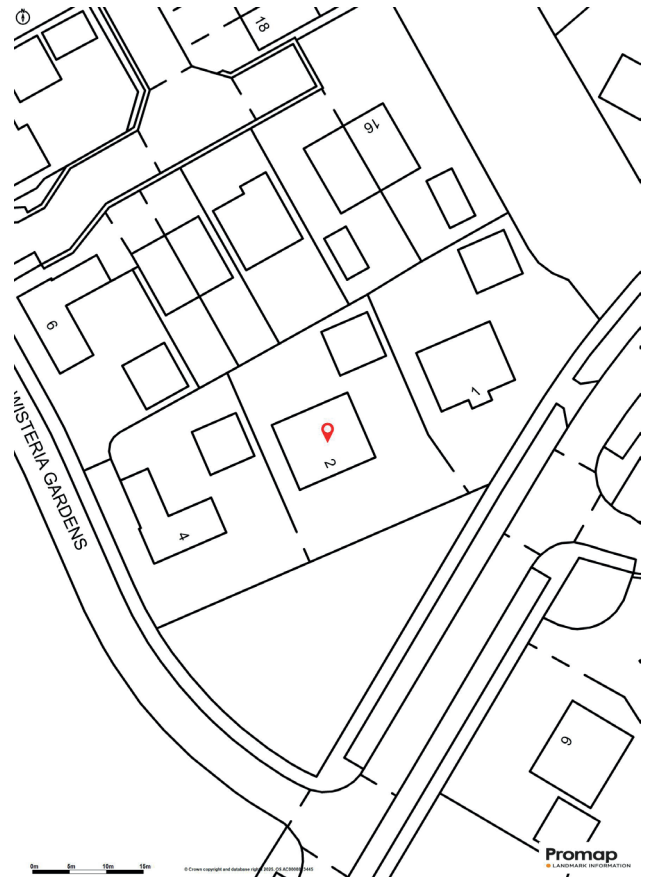
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		93
B (81-91)	86	
C (69-80)		
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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