



VERITY  
FREARSON

39 REDFEARN MEWS, HARROGATE, HG2 9QN

GUIDE PRICE £450,000



## 39 REDFEARN MEWS,

*Harrogate, HG2 9QN*

**A substantially extended and beautifully presented three-bedroom home featuring an impressive open-plan living-dining kitchen, landscaped gardens and off-street parking, forming part of a desirable development on the south side of Harrogate.**

Redfearn Mews is a popular modern development just off St George's Road, on the sought-after south side of Harrogate. The location is ideally placed for excellent amenities, including reputable primary and secondary schools, and is within easy reach of the Stray and Harrogate town centre. A children's play park and a nature reserve are also just a two-minute walk away.



Living Dining Kitchen · Dining Area · Utility · WC

3 Bedrooms · Bathroom

Off-Road Parking · Garden











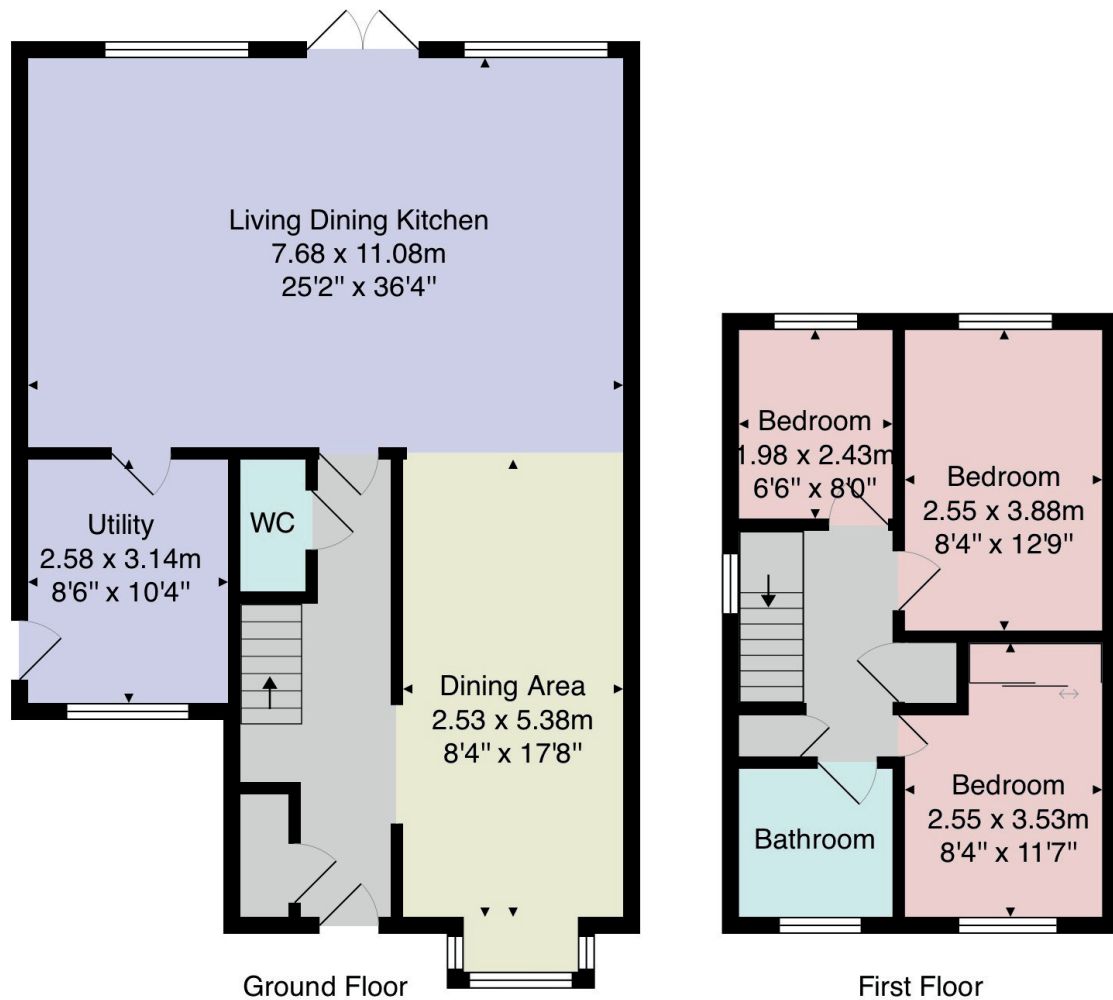


## ACCOMMODATION

This stunning home comprises an entrance hall, a ground-floor WC and a show-piece open-plan living-dining kitchen with quality kitchen cabinetry with granite worktops, an island breakfast bar, and a range of integrated appliances. A vaulted ceiling with Velux windows floods the area with natural light, while glazed doors open onto the enclosed rear garden. A separate utility room provides additional storage, plumbing and space for a washing machine, and a convenient side access door.

To the first floor, there are three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes. The modern house bathroom comprises a panelled bath with shower over and screen, low-flush WC, and washbasin.

# FLOOR PLAN



Total Area: 114.1 m<sup>2</sup> ... 1228 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the room  
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## Outside

Outside, the property offers a driveway providing ample off-street parking along with an EV charging point. A path to the side leads to a private, enclosed rear garden featuring a shaped lawn, paved seating area with pergola, timber shed, and fenced boundaries.

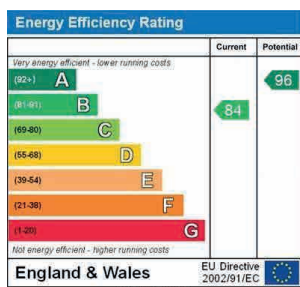
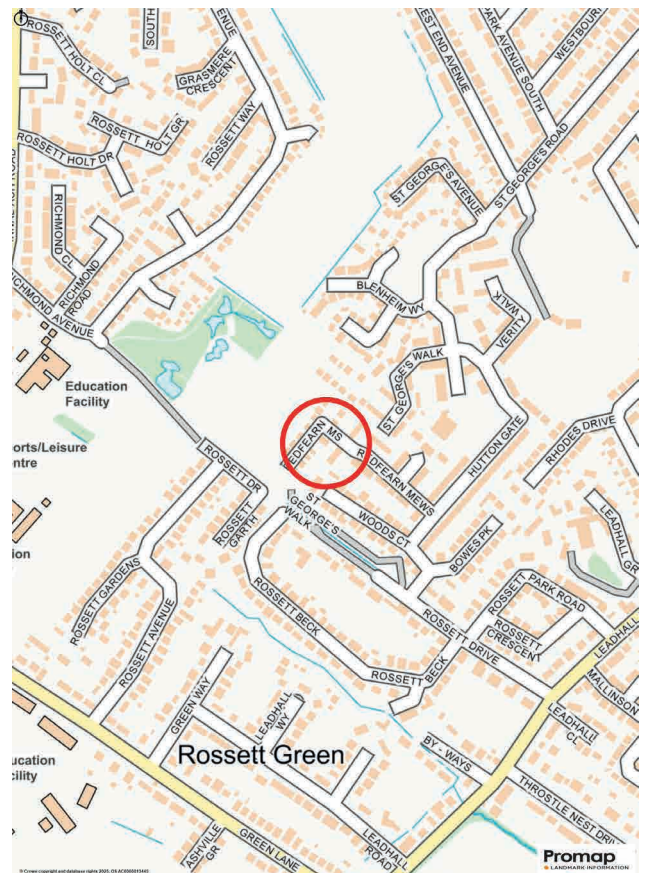
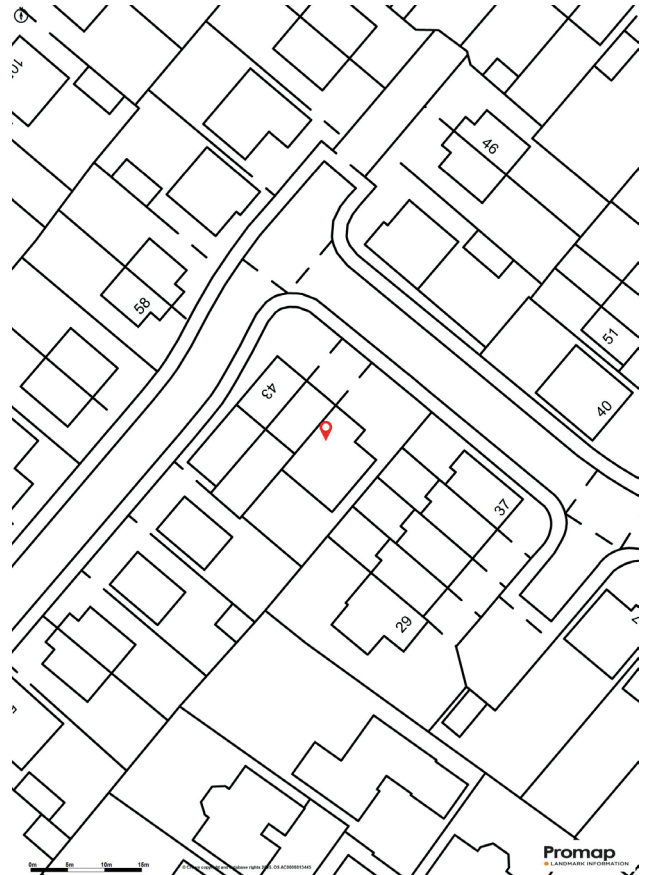
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - D



Harrogate

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