



VERITY  
FREARSON

3 KINGSLEY CLOSE, HARROGATE, HG1 4RA

£395,000

# 3 KINGSLEY CLOSE,

Harrogate, HG1 4RA

**A beautifully presented and thoughtfully extended three-bedroom semi-detached home, offering stylish and versatile accommodation ideally suited to modern living. Finished to a high standard throughout and ready for immediate occupation, the property combines contemporary open-plan living with well-proportioned private spaces, all set within a peaceful and highly convenient residential location on the outskirts of Harrogate.**

Situated in a desirable area of Harrogate, the property is truly move-in ready, allowing a purchaser to settle in with minimal disruption. It enjoys excellent connectivity, with train station and regular bus services operating approximately every ten minutes, while the Stray and Harrogate town centre are both within comfortable walking distance. A wide range of everyday amenities are also easily accessible on foot, including swimming baths, a petrol station, convenience shops, dentists, a chemist, and Harrogate District Hospital.

Combining high-quality modern finishes with a peaceful yet exceptionally well-connected location, this outstanding home represents an excellent opportunity for a range of buyers. Early viewing is strongly recommended.



Sitting Room · Living / Dining Kitchen · Cloakroom · Utility Room

3 Bedrooms · Luxury Bathroom

Off-Road Parking · Private Landscaped Garden







## ACCOMMODATION

### GROUND FLOOR

The accommodation opens into a welcoming entrance hall with engineered wood flooring, which flows seamlessly through to the impressive open-plan living, dining, and kitchen area. This superbly extended space forms the heart of the home and has been thoughtfully designed to suit modern family life and entertaining.

The living area features a contemporary multi-fuel stove, creating a warm, stylish focal point, while the dining area comfortably accommodates a family table and benefits from light. The high-quality fitted kitchen is finished with quartz work surfaces and a central island breakfast bar, and is equipped with integrated Bosch appliances, complemented by a Samsung American-style fridge freezer. Skylights and bi-fold doors enhance the sense of space and light, opening directly onto the rear garden.

Leading off the kitchen is a separate utility room with guest W/C, providing additional storage and everyday practicality.

To the front of the property is a beautifully presented lounge, enjoying excellent natural light through a wide bay window. Finished in a neutral colour palette, the room features a contemporary wall-mounted electric fire and offers generous proportions for comfortable seating, making it an ideal space for relaxation.

### FIRST FLOOR

To the first floor, a central landing leads to a stylish house bathroom featuring a bathtub and a separate large walk-in shower enclosure. The bathroom is finished with modern tiling, a vanity washbasin, chrome fittings, recessed ceiling lighting, and a heated towel rail, and benefits from natural light.

The principal bedroom is a spacious double room, finished in light, neutral tones and benefitting from a full wall of mirrored fitted wardrobes providing excellent storage. There is a second excellent double bedroom, along with a well-proportioned third single bedroom, ideal for a child's room, home office, or dressing room.

# FLOOR PLAN



Total Area: 111.0 m<sup>2</sup> ... 1195 ft<sup>2</sup>

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

Externally, the property is fronted by an attractive lawned garden with a side driveway providing off-street parking. The property also benefits from dawn-to-dusk lighting to the front elevation and a double external power point.

To the rear, the garden has been beautifully landscaped and designed with both relaxation and entertaining in mind. Fully enclosed for privacy, it features a generous paved patio area, planted borders, and low-maintenance finishes. A standout feature is the superb timber-built covered seating area, creating a sheltered outdoor lounge space that can be enjoyed throughout the year. The garden is further enhanced by two double external power points and external lighting to the house, and is directly accessible from the open-plan living area, offering excellent indoor-outdoor flow.

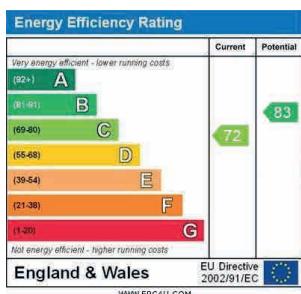
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - C



Harrogate

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