



7

STONE RINGS LANE,
HARROGATE, HG2 9HY

VERITY
FREARSON

A most impressive four / five-bedroomed detached family house enjoying a particularly attractive location in one of the most desirable and fashionable positions to the south side of Harrogate.

This superb and individual home has been skilfully remodelled and updated by the current owners and now offers excellent, well-presented and versatile accommodation, appointed to a very high standard throughout. The generous living accommodation is complemented by delightful, professionally landscaped gardens to the front and rear.

Stone Rings Lane is an attractive tree-lined road, well placed close to excellent amenities and for daily commuting to Yorkshire's principal districts. Offered for sale with no onward chain.



GROUND FLOOR

uPVC front entrance door leads to -

ENTRANCE PORCH

Tiled floor. Bespoke oak entrance door leads to -

RECEPTION HALL

With wood flooring and under-stairs cupboard. Stairs with feature lighting lead to the first floor. Double-glazed doors lead to -

LOUNGE

Bay window to front and further arched windows to side, central heating radiator and living-flame gas fire. Sliding patio doors lead to the rear garden.

DINING ROOM

Wood flooring, central heating radiator and sliding patio doors leading to the rear garden.

BREAKFAST KITCHEN

Recently fitted by Johnsons of Harrogate. Extensive range of cream units to three sides with black granite work surfaces and concealed under-unit lighting. Integrated fridge, dishwasher and Rangemaster Elan range cooker with five-ring gas hob. Feature breakfast bar, tiled floor and windows to rear.

INNER HALLWAY

Tiled floor and uPVC side entrance door.

UTILITY ROOM

With cream wall units and plumbing for a washing machine and tumble dryer. Space for American-style fridge / freezer. Gas central heating boiler and window to side.

CLOAKROOM

Low-flush WC and wall-mounted washbasin. Modern tiling and window to side. Mirrored wall units above the WC.

FAMILY ROOM / BEDROOM 5

Window to front and central heating radiator. Door leads to –

STUDY

Window to front and central heating radiator.

FIRST FLOOR

LANDING

With access to roof void.

MASTER BEDROOM

Windows to front, plus windows to the rear which enjoy a stunning open south-facing aspect towards Pannal village and countryside beyond. Built-in furniture incorporating wardrobes, dressing table and matching bedside cabinets.

EN-SUITE SHOWER ROOM

With floor-to-ceiling tiling. Shower cubicle, washbasin with vanity unit below, and low-flush WC. Heated towel rail, fitted bathroom cabinet and fitted illuminated, heated mirror.

BEDROOM 2

Windows to front and side, central heating radiator and built-in wardrobes.

BEDROOM 3

Window to front, central heating radiator and built-in wardrobes.

BEDROOM 4

Windows to rear and side, central heating radiator and built-in wardrobes.



NURSERY / STUDY

With window to front, large built-in cupboards and fitted book shelves.

HOUSE BATHROOM

Modern floor-to-ceiling tiling and under-floor heating. Low-flush WC, washbasin with vanity unit below, large double bath and double corner shower cubicle with power shower. Window to rear, heated towel rail, shaver point and fitted illuminated, heated mirror.

SHOWER ROOM

Modern floor-to-ceiling tiling. Corner shower cubicle with power shower and washbasin with vanity unit below. Built-in airing cupboard housing the hot-water cylinder.

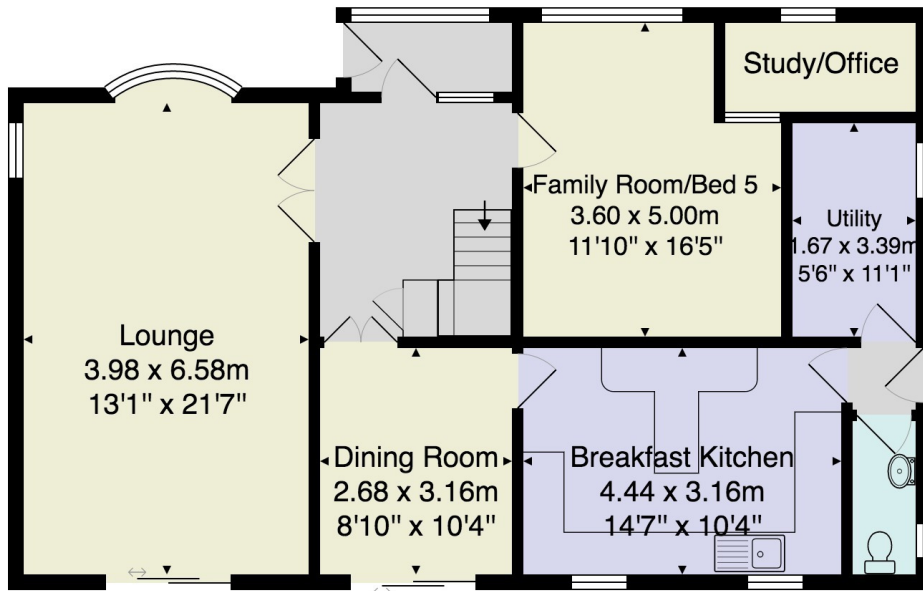
OUTSIDE

A long driveway to front providing extensive off-street parking leads to a **DETACHED DOUBLE GARAGE** with electrically-operated, remote-controlled roller door. Lawned garden to front with mature trees. A particular feature of the house is the delightful, landscaped rear gardens, with an attractive southeast-facing aspect. The enclosed gardens incorporate extensive terracing with shaped lawn beyond and a range of specimen planting and mature trees. Garden lighting.

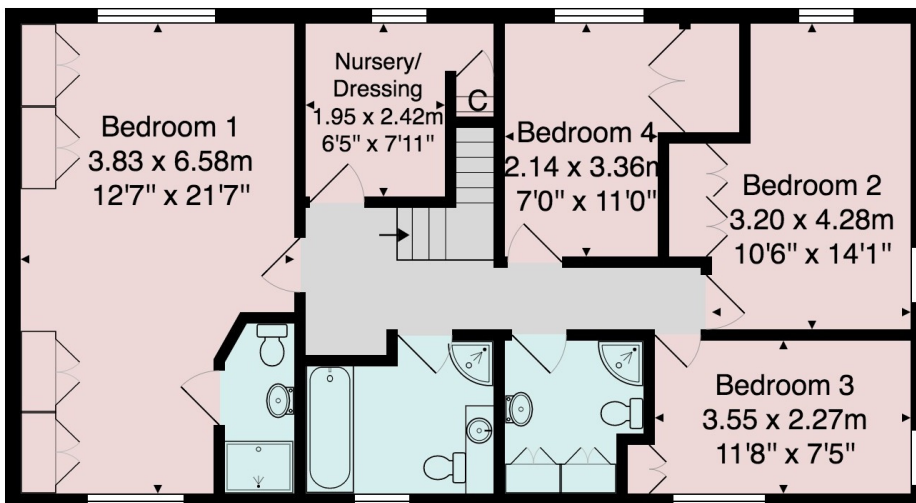
AGENT'S NOTE

1. The property has recently been re-roofed with Spanish green slate.
2. The uPVC windows were fitted by Everest.
3. Burglar alarm on a service contract with ADT.

Tenure – Freehold
Council Tax - Band F



Ground Floor



First Floor



Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk



verityfrearson.co.uk