



VERITY
FREARSON

6 BRINKLOW WAY, HARROGATE, HG2 9JW

£650,000

6 BRINKLOW WAY,

Harrogate, HG2 9JW

A very spacious and beautifully presented four-bedroomed family house in this popular south Harrogate location.

This super house provides generous and well-planned accommodation comprising a spacious reception hallway, stunning open plan modern dining kitchen, a large sitting room, study, cloakroom and utility room. On the first floor there are four double bedrooms, two of which have ensuite shower rooms, plus a house bathroom. Externally, the property has attractive southwest-facing gardens, driveway and an detached double garage.

Brinklow Way is a very convenient address, being situated just off Yew Tree Lane, close to excellent schools and just a short distance from Harrogate town centre.



Sitting Room · Study · Dining Kitchen · Cloakroom · Utility Room

4 Bedrooms · 2 En-Suite Shower Rooms · House Bathroom

Ample Parking · Integral Double Garage · Good-Sized Gardens To Front And Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious reception hall with under-stairs cupboard.

STUDY

Windows to front and side.

CLOAKROOM

Low-flush WC and washbasin. Window to side.

SITTING ROOM

A large reception room with bay window to front and glazed doors leading to the garden. Attractive fireplace with living-flame gas fire.

DINING KITCHEN

A spacious dining kitchen with dining area and bay window overlooking the garden. The kitchen comprises a range of wall and base units and work surfaces with inset sink. Gas hob with extractor hood above, integrated electric double oven, integrated

dishwasher and American-style fridge / freezer. Tiled floor with under-floor heating.

UTILITY ROOM

With wall units, wall surface and inset sink. Space and plumbing for washing machine and tumble dryer. Exterior door to side.

FIRST FLOOR LANDING

With access to loft space via a pull-down ladder. Fitted airing cupboard.

BEDROOM 1

A double bedroom with feature window to front and high vaulted ceiling.

LARGE DRESSING ROOM

With fitted shelving and having space. Window to rear.

EN-SUITE SHOWER ROOM

White suite comprising low-flush WC, washbasin and shower. Window to front and tiling to walls.

BEDROOM 2

A double bedroom with windows to front and side, and fitted wardrobes.

EN-SUITE SHOWER ROOM

Low-flush WC, washbasin and shower. Window to side.

BEDROOM 3

A double bedroom with window to rear and fitted wardrobes.

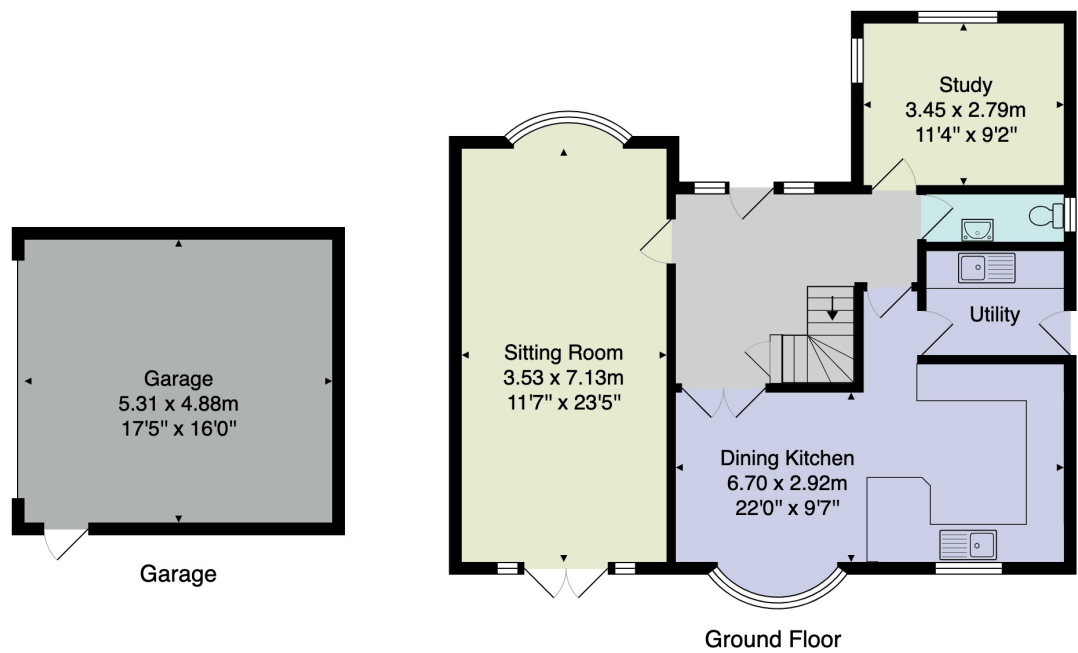
BEDROOM 4

A further bedroom with window to rear and fitted wardrobe.

HOUSE BATHROOM

White suite comprising low-flush WC, washbasin, bath and separate shower. Window to rear.

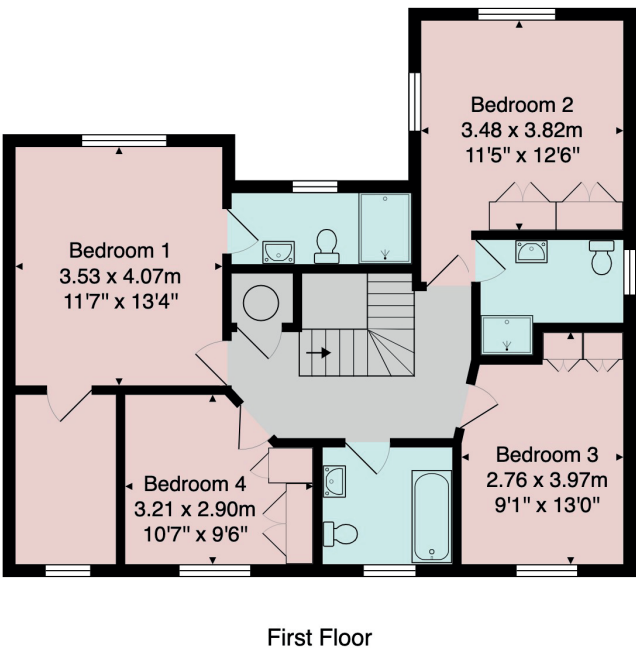
FLOOR PLAN



Total Area: 159.2 m² ... 1713 ft² (excluding garage)

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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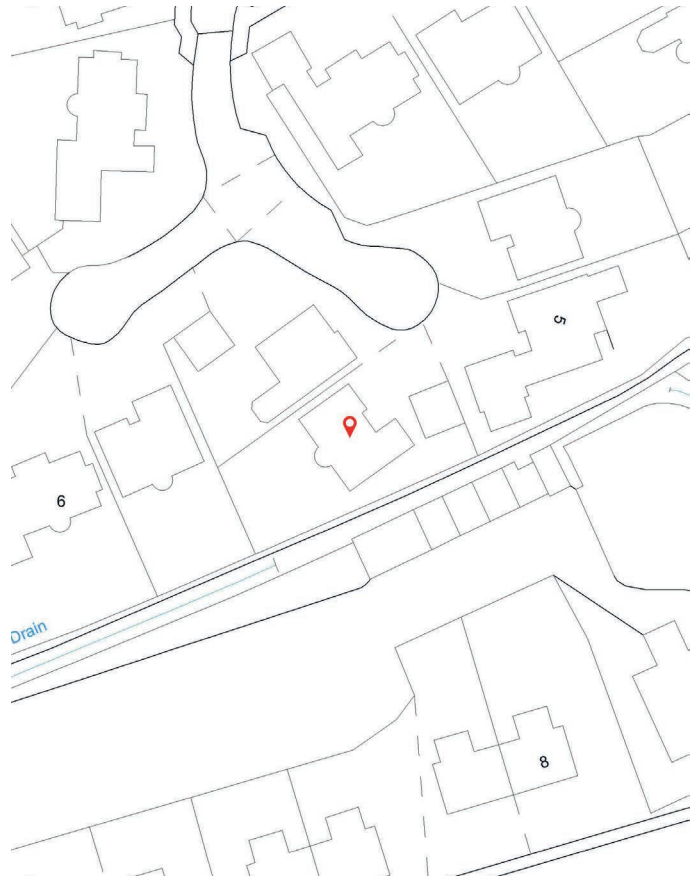
Outside

Block-paved driveway to front provides off-road parking and leads to a detached double garage with electrically-operated up-and-over door, power and light. To the rear there is an attractive lawned garden with mature planted borders and paved sitting area. Paved area with border and garden shed to side.

Services

All mains services connected.

Council Tax Band: G



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