



Price £1,100,000

197 Wetherby Road, Harrogate, HG2 7AE

5 Bedroom House - Detached

A rare opportunity to acquire a stunning, newly built, five bedroomed detached family home offering 2700 sq ft of accommodation which will be finished to an exacting standard and benefitting from a superb location on the favoured south side of Harrogate. NO ONWARD CHAIN.

HOPKINSONS
E S T A T E  A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

This fully remodelled and renovated home includes gas fired central heating, a CCTV security system, double glazing and the well planned living accommodation comprises; entrance hall with feature Oak staircase, spacious formal lounge, large open plan living kitchen with a modern shaker fitted kitchen alongside stylish quartz worktops, integrated appliances, instant hot water tap, feature island and breakfast bar, a fantastic open dining and living area with integrated ceiling speakers, double doors with two sets of bi folding doors either side which lead out into the garden creating a perfect entertaining space. There is also a good sized separate utility/boot room and downstairs w/c and service cupboard

On the first floor the galleried landing leads to the Master bedroom suite which includes a Juliet balcony overlooking the rear garden, a dressing room and ensuite shower room with a walk in double shower, w/c and hand basin. Second double bedroom with ensuite shower room with walk in shower, w/c and hand basin. Third, fourth and fifth double bedrooms and modern house bathroom with separate bath, walk in shower, w/c and hand basin. There is also a useful storage cupboard on the landing.

Outside to the front of the property is an electric gated entrance leading to the tarmac driveway offering off street parking for multiple vehicles and leads to the single garage (measuring 21' x 11'3). To the rear there is a large landscaped garden with a great raised decked area creating a level entertaining space from the bi folding doors in the kitchen. There are steps down leading to the lawn garden and multiple seating areas.

Benefitting from a superb location with fantastic local schooling options close by for both primary and secondary schools, a wide range of local amenities close by including two supermarkets, Fodder Foodhall and Cafe, countryside walks into Crimble Valley on the door step and easy commuter links via road with the bypass within easy reach leading to the A1M, regular bus services to Wetherby and Harrogate and train services to Leeds, York and London.

In our opinion this property represents one of the finest newly built family homes available on the market in Harrogate today. We advise any interested parties to get in touch asap as an early commitment would allow a degree of personalisation to the remaining outstanding works on the project.



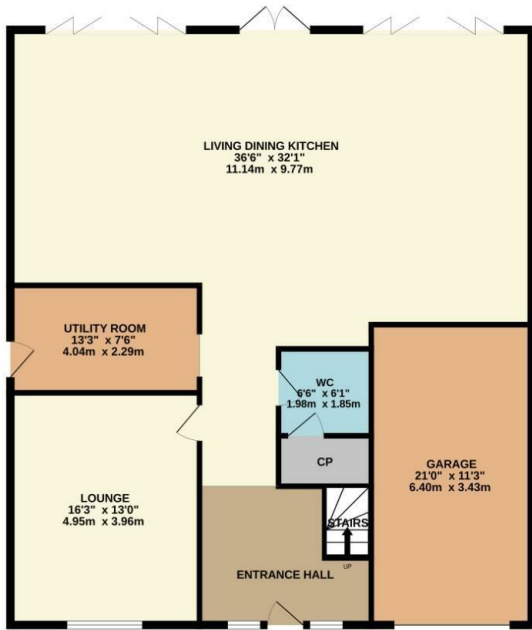
Directions

From the Empress roundabout proceed out of Harrogate on Wetherby Road. Continue through the woodlands traffic lights and opposite the entrance to the Pavillions the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

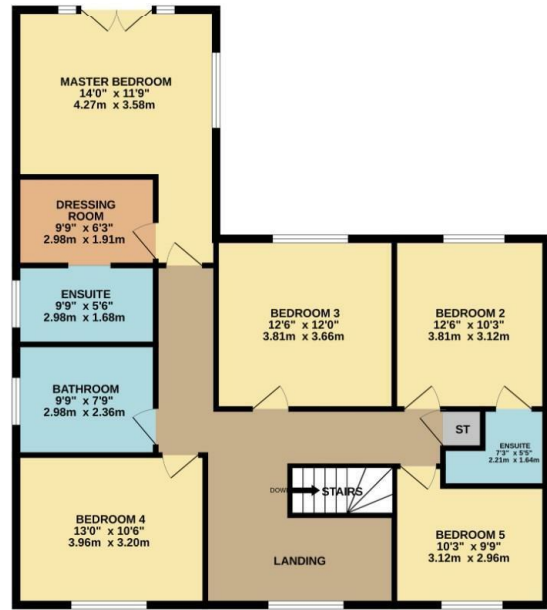
Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

GROUND FLOOR
1526 sq.ft. (141.7 sq.m.) approx.



1ST FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA : 2703 sq.ft. (251.1 sq.m.) approx.

