

# HUNTERS®

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## Ashby Place

Harrogate, HG3 1GH

**Asking Price £600,000**

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## Entrance Hall

Access via composite entrance door, stairs to first floor, radiator, doors to:

## WC

Low level WC, wash hand basin, radiator.

## Kitchen / Dining Room

20'7" x 14'2" (6.29 x 4.34)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over, built in double oven, microwave and coffee machine, integrated fridge freezer and dishwasher, wine fridge, central island with breakfast bar, inset ceiling spot lights, UPVC double glazed window to rear elevation, two radiators, UPVC double glazed French doors to rear garden, space for table, tiled floor, door to:

## Utility Room

11'1" x 5'8" (3.39 x 1.75)

UPVC access door, plumbing and space for washing machine and space for tumble dryer, access door to garage.

## Lounge

19'4" x 11'1" (5.90 x 3.38)

UPVC double glazed bay window to front elevation, radiator, TV point, fire place.

## First Floor Landing

Storage cupboard, loft access, doors to:

## Bedroom One

15'7" x 12'6" (4.75 x 3.82)

UPVC double glazed window to front elevation, radiator, door to:

## Ensuite Shower Room

Modern suite comprising walk-in shower cubicle,

low level WC, wall mounted wash hand basin with cupboard under, heated towel rail, part tiled walls and tiled floor, UPVC double glazed window to side elevation.

## Bedroom Two

13'9" x 13'3" (4.21 x 4.04)

UPVC double glazed windows to front elevation, radiator.

## Bedroom Three

13'10" x 10'6" (4.23 x 3.22)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Four

10'2" x 9'7" (3.10 x 2.93)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

White suite comprising panel bath with mixer tap, walk-in shower cubicle with glazed screen, low level WC, wall mounted wash hand basin with cupboard under, heated towel rail, part tiled walls and tiled floor, inset ceiling spot lights, UPVC double glazed window to rear elevation.

## Outside

A drive way provides ample off street parking and leads to an integral garage. The remainder of the front is laid to lawn. To the rear of the property is a lawn garden with patio and decked seating areas with fencing to perimeters.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; F  
EPC: B

## EPC

Environmental impact as this property produces 2.3 tonnes of CO2.

Tel: 01423 536222



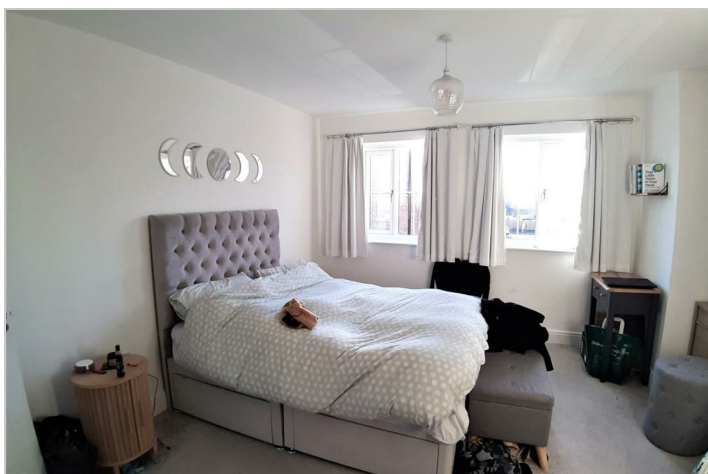
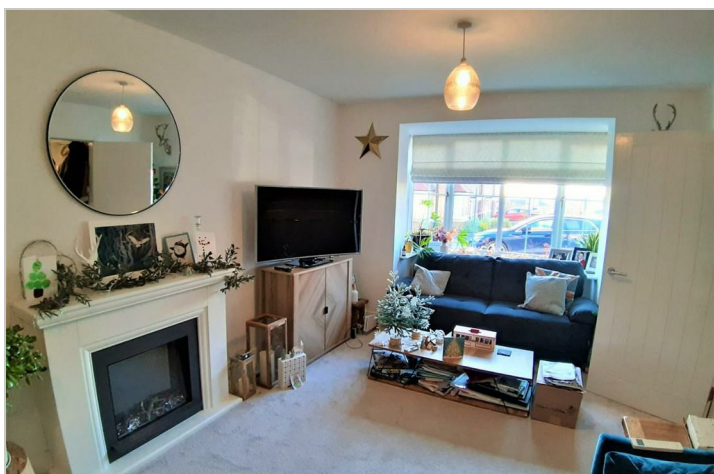
A spacious and well proportioned modern detached family home, built by Stonebridge Homes in 2021. The accommodation offers ideal family living space and benefits from a large modern open plan dining kitchen with French doors leading to the generous private garden. There is also an integral garage and driveway providing ample parking.

The accommodation comprises: Entrance hallway with guest WC, large family lounge with bay window, modern kitchen dining space and separate utility room with access to the integral garage. To the first floor, a spacious landing leads to four bedrooms, the main bedroom with en-suite shower room and a modern family bathroom with separate shower.

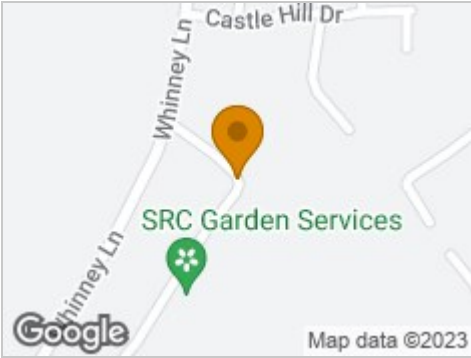
To the outside, the property features a front lawn and ample off-street parking with access to the garage. To the rear, a stunning, private garden with a patio area perfect for entertaining. Early viewing highly recommended.

- EXCEPTIONAL DETACHED FAMILY HOME

- Four generous bedrooms
- En-suite to main bedroom
- Stunning modern kitchen & dining space
  - Separate utility room
  - Downstairs WC
- Attractive lawned garden
  - Integral garage
  - Driveway parking
- Viewing highly recommended



Road Map



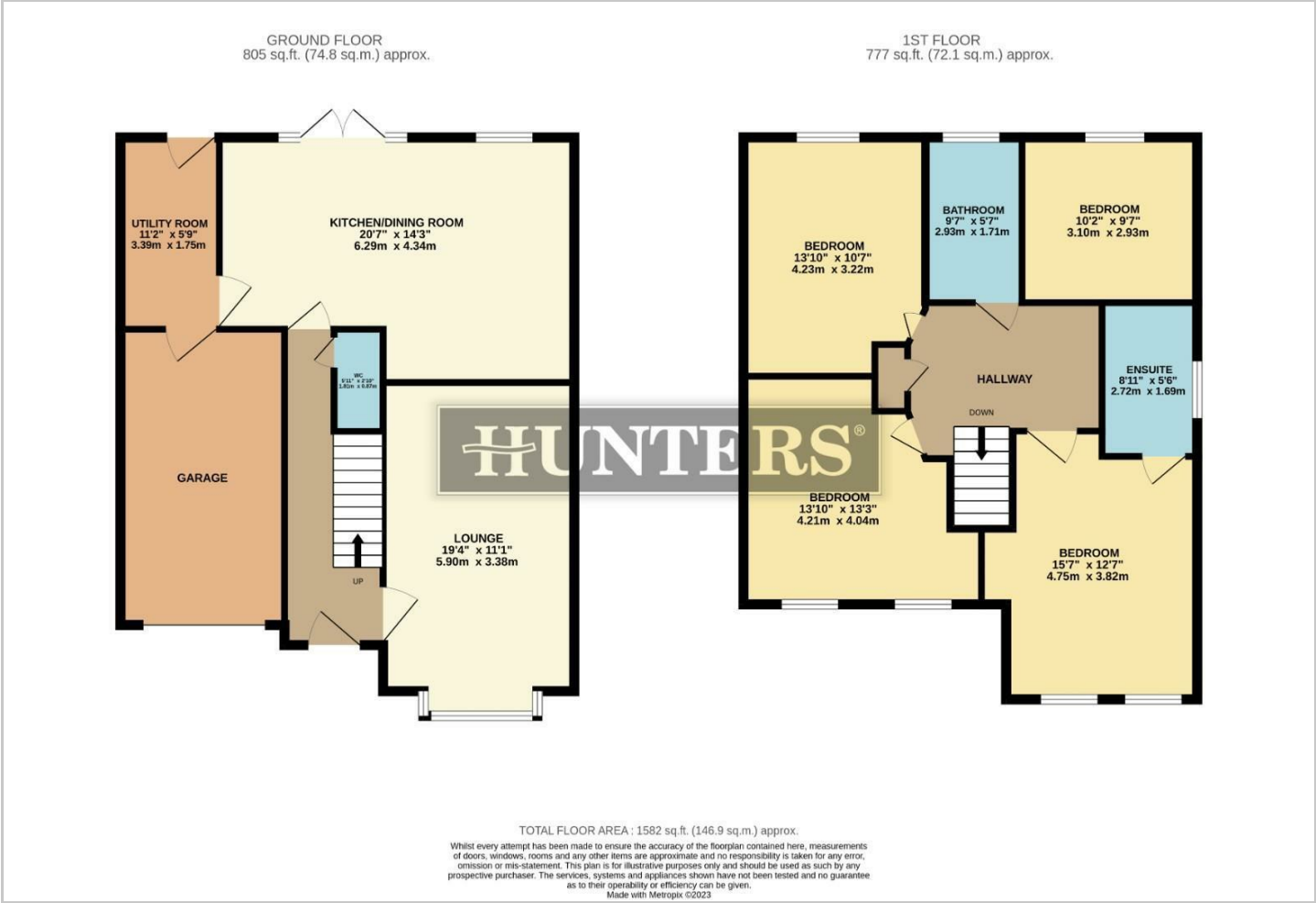
Hybrid Map



Terrain Map



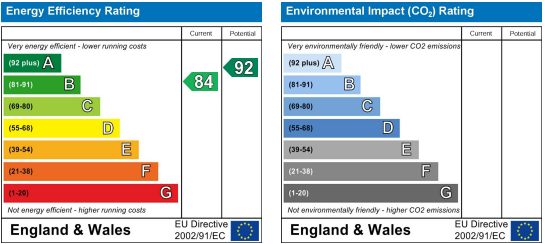
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.