



4 Fulwith Grove
Harrogate

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An outstanding family home set a desirable and convenient location with stunning views out to Crimple Valley.

A beautifully presented four-bedroom detached family home, offering flexible reception rooms and high-quality, contemporary fittings throughout, plus sunny southwest-facing rear garden with rural views. Set on a peaceful residential cul-de-sac in a sought-after area, the property offers easy access to Harrogate's town centre as well as the stunning surrounding countryside.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



SINGLE GARAGE



SOUTHWEST-FACING GARDEN



FREEHOLD



TOWN



**2,245 SQ. FT
(209 SQ. M)**



**OFFERS OVER
£900,000**



The property

This attractive family home offers a total of 2,245 sq. ft of light-filled accommodation arranged over two floors. The generous reception hall provides access to the three comfortable reception rooms all with elegant, understated styling. The triple aspect sitting room is flooded with natural light throughout the day and has a contemporary wall inset, living flame fireplace and door that leads to the rear garden. There is also an open arched entrance connecting to the dining room in a semi open-plan layout. The dining room has ample space for a good-sized family table and features a serving hatch to the kitchen and breakfast area.

The L-shaped kitchen offers plenty of storage in sleek Shaker-style cream fitted units to base and wall level with quartz worktops, integrated appliances and a range cooker with an extractor hood. On the lower level of the kitchen area there is a bay window and space for a breakfast table. The adjoining utility room offer further storage and space for white goods and leads to a useful downstairs shower room. Completing

the ground floor is the fabulous garden room with bi-folding doors that provides a seamless transition to the rear garden and creates the perfect space in which to relax and take in the views.

Upstairs the four double bedrooms offer attractive styling, including the generous principal bedroom with its dressing room and en suite shower room. One of the bedrooms is currently used as a home office with bespoke fitted cabinetry. Lastly you will find a modern family bathroom with freestanding bath and a separate walk-in shower enclosure.

Outside

Laid mostly to lawn, the garden wraps around the property. At the front there is a large block paving drive that provides plenty of space for multiple vehicles and leads to the garage and front entrance. The lawn area is bordered by a weathered yellow brick boundary with a planting bed area. The block paving continues to the rear garden on both sides of the property and to a large, paved terrace for outdoor seating, bordered by raised beds.



Location

Situated in an enviable and unique cul-de-sac, where unseen from the roadside are views from the back of the property that offer a lifestyle that incorporates both town and country. It has a wealth of local amenities offered on Leeds Road, including local shops, Marks & Spencer Simply Food, Harrogate Cricket club and the Hornbeam Business Park. The town boasts a wealth of fine Georgian and Victorian architecture including the famous Betty's tea rooms, excellent shopping, leisure and cultural facilities, cinemas, cafes and restaurants and a number of supermarkets.

The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is within easy reach as well as the beautiful RHS Harlow Carr gardens. For golf enthusiasts, there many clubs in the area including Pannal Golf Club, Oakdale Golf Club, Harrogate Golf Club and Ridding Park Golf Club.

For the commuter the property is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south. There is a train station at Hornbeam Park to connect with the mainline stations at Leeds or York. While Harrogate mainline station offers direct services to London Kings Cross in three hours. Leeds Bradford International Airport is approximate 11 miles and offers both domestic and international flights. There are a number of highly regarded local primary and secondary schools both private and state nearby. Including Rossett School, Ashville College and Harrogate Grammar School.



Distances

- Harrogate town centre 1.7 miles
- Knaresborough 4.5 miles
- Wetherby 8.0 miles
- Leeds 13.5 miles
- York 21.0 miles

Key Locations

- Harrogate town centre (historic spa town)
- RHS Garden Harlow Carr
- Nidderdale National Landscape
- Yorkshire Dales National Park
- Leeds (university city)
- York (historic cathedral city)

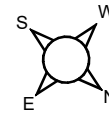
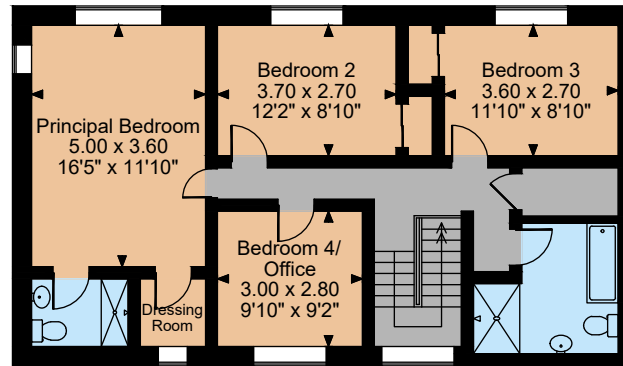
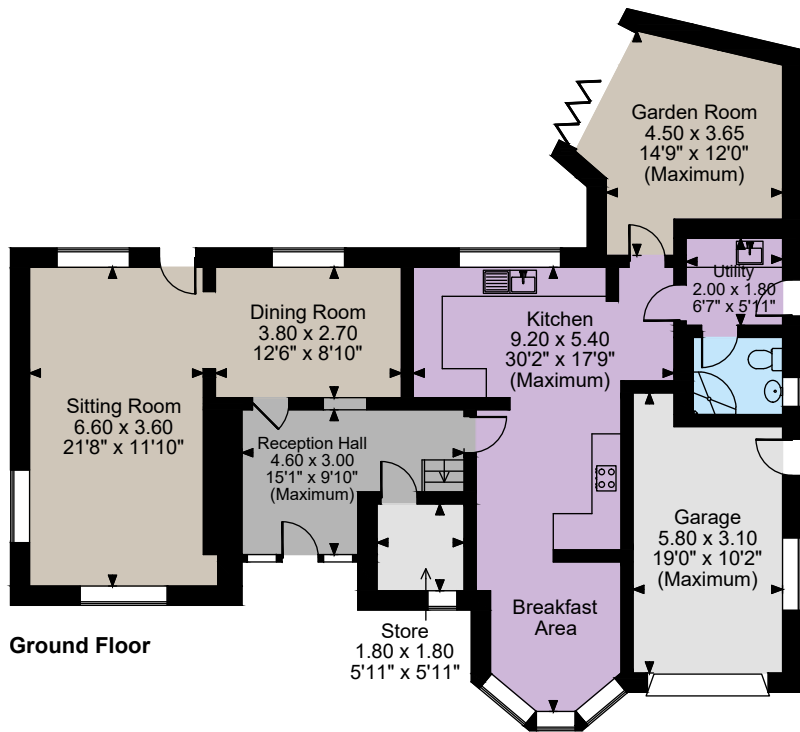
Nearby Schools

- Oatlands Infant School
- Oatlands Community Junior School
- Pannal Primary School
- Rossett Acre Primary School
- Ashville College
- Rossett School
- Harrogate Grammar School
- St John Fisher Catholic Academy
- St Aidan's C of E High School
- St Peter's C of E Primary School

Nearby Stations

- Harrogate
- Hornbeam Park
- Pannal
- Knaresborough





Floorplans

House internal area 2,068. sq ft (192 sq. m)

Garage internal area 177 sq. ft (16 sq. m)

Total internal area 2,245 sq. ft (209 sq. m)

For identification purposes only.

Directions

HG2 8HN

///what3words: album.bank.same – brings you to the driveway

General

Local Authority: North Yorkshire Council

Services: Mains electricity, water and drainage

Gas warm air central heating

Solar panels providing approx. £500 per annum

Council Tax: Band G

EPC Rating: C

The position & size of doors, windows, appliances and other features are approximate only.

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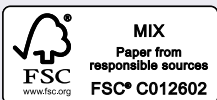
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