



10 Laurel Gardens, Harrogate, North Yorkshire, HG1 4GS

This impressive four bedroom detached family home with stylish interiors, enclosed landscaped gardens and its own private driveway with garage enjoys a prime setting on the Eastern fringes of Harrogate close to open countryside.

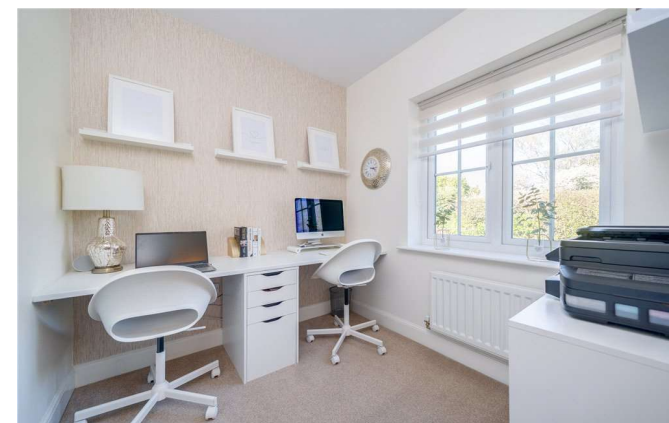
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**10 Laurel Gardens, Harrogate,
North Yorkshire, HG1 4GS**

Guide Price: £485,000

- Impressive detached family home
- Elegant sitting room plus study
- Large family dining kitchen
- Cloakroom / separate utility room
- Principal bedroom with ensuite
- Three further family bedrooms
- Stylish house bathroom
- Private driveway / garage



General remarks

With brick elevations, gas fired heating, double glazing and solar panels this impressive double fronted family home is offered in excellent order throughout featuring stylish interior design and contemporary kitchen and bathroom fittings.

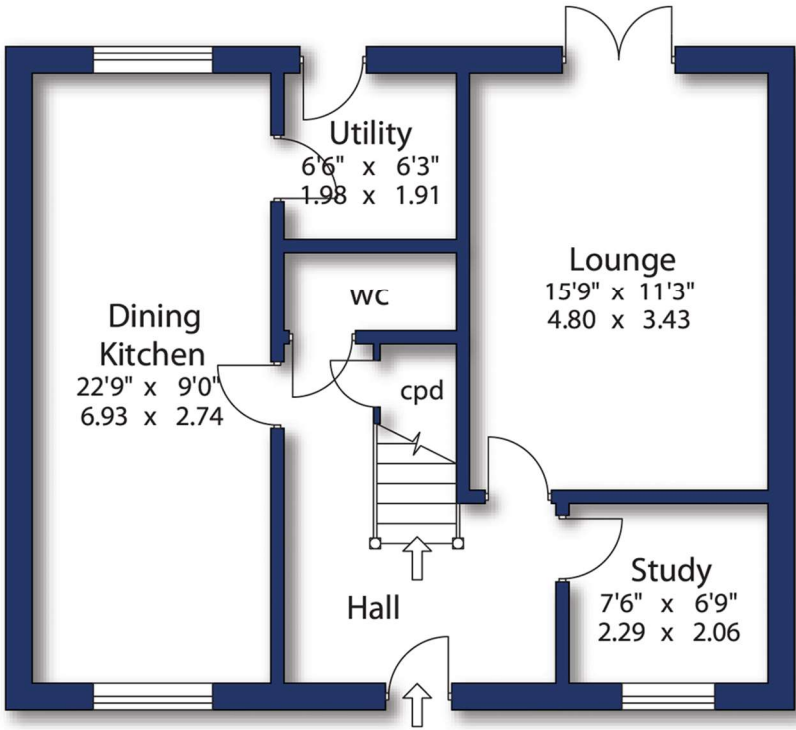
A welcoming reception hall with guest cloakroom leads to an elegant lounge with windows and doors overlooking private rear gardens.

There is the additional comfort of a private study; an ideal place for home working and the superb family dining kitchen has plenty of space for relaxing and entertaining with an extensive provision of fitted cabinets, work surfaces and integrated appliances. The ground floor layout is completed by a useful utility room.

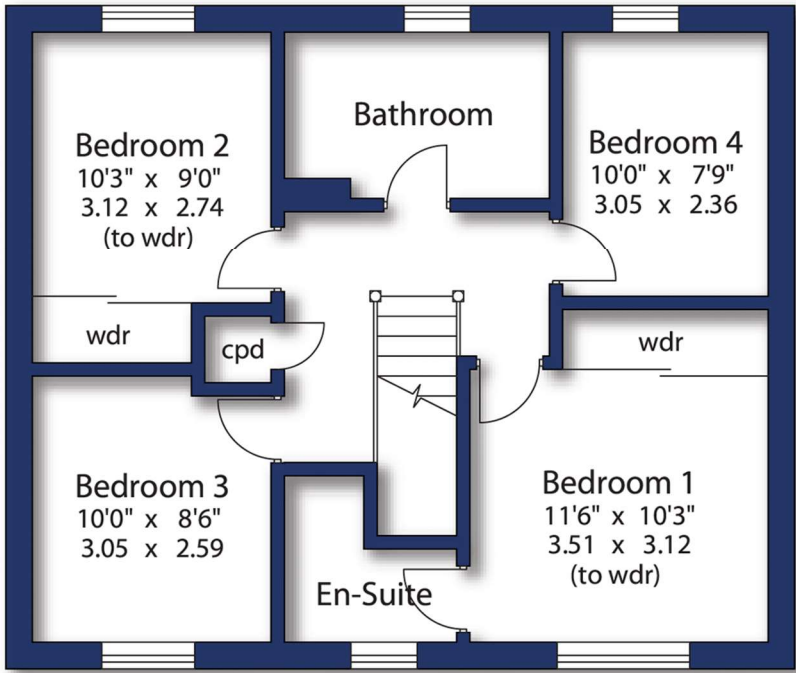
A feature landing leads to the principal bedroom with built in wardrobes and its own en-suite facility and three further double family bedrooms are served by a high quality house bathroom.

"Wrap around" lawned borders and pathways attractively present the property with a private rear driveway leading to a garage with up and over door. The rear gardens are fully enclosed with ornamental screening walls which create a high level of privacy to shaped lawns and seating areas with flowering borders.

This is a prime residential neighbourhood close to open countryside with excellent access to local amenities, the railway station in Starbeck connecting with Leeds and York and road links to Harrogate, Knaresborough and further afield.



Ground Floor



First Floor

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Contact us



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Directions

From Starbeck High Street turn left into Bogs Lane, left again after 400m into Oak Drive then right into Rowan Close and right again into Laurel Gardens where the property will be found at the head of the cul-de-sac on the right hand side

Local Authority & Council Tax Band

- Harrogate, North Yorkshire
- Council Tax Band E

Tenure, Services & Parking

- Leasehold for a term of 999 years commencing June 2014 – the vendors have applied for the purchase of the freehold
- All mains services are installed
- Tandem parking on driveway to the front of garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/consultations/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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