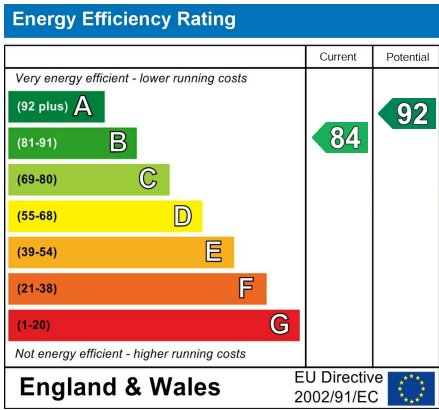


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed up Otley Road and turn left into Pannal Ash Road. At the roundabout take the third exit onto Whinney Lane, turn left into Ashby Place the property will be found on the right hand side.

Council Tax Band F Tenure Freehold

**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.



£599,999

21 Ashby Place, Whinney lane, Harrogate, HG3 1GH 4 Bedroom House - Detached

Immaculately presented with four double bedrooms this family home, situated on the Stonebridge development completed in June 2021 offers well planned living accommodation throughout benefitting from a superb situation on a quiet cul de sac, located on the south side of Harrogate with superb schooling options for primary and secondary close by.



# HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
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Description

This property benefits from multiple upgrades from the standard build including, Amtico flooring in the entrance hall, kitchen dining area utility and downstairs w.c, silestone quartz worktops, Bosch appliances, Villeroy and Boch sanitary ware and includes a HIVE central heating system.

The living accommodation comprises; spacious entrance hall leading into the bay fronted lounge, large open plan dining Symphony kitchen, with silestone quartz worktops, integrated Bosch appliances including fridge freezer, double oven, electric convection hob, dining area with bi folding doors leading out onto the patio. There is also a separate utility room and w/c. There is also an integral single garage, with electric car charging port, internal door from the entrance hall.

On the first floor the landing leads to the master bedroom with views over Armscliffe Cragg, with ensuite shower room with double walk in shower cubicle, w/c and hand basin, house bathroom with shower over the bath and separate shower cubicle, w/c and hand basin. There are three further double bedrooms. On the landing there is a useful storage cupboard with shelving and access to the large loft space which offers further potential for more living accommodation if desired.

Outside to the front of the property is a tarmac driveway offering off street parking for two vehicles and leading to the single garage. There is a side pathway and gate leading to the back garden. To the rear is a fully enclosed lawned garden with a outside storage unit and a south facing patio area, accessed through the bi folding doors from the dining area, offering a fantastic entertaining space.

