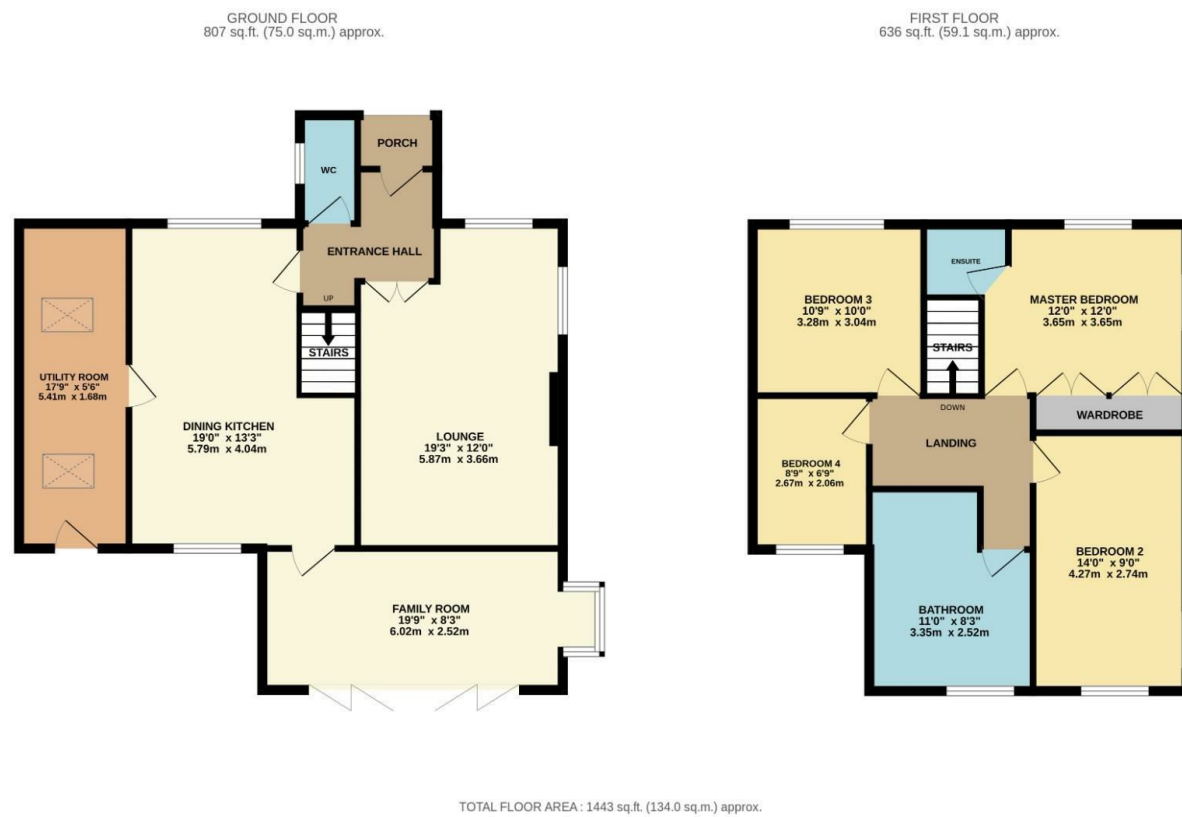
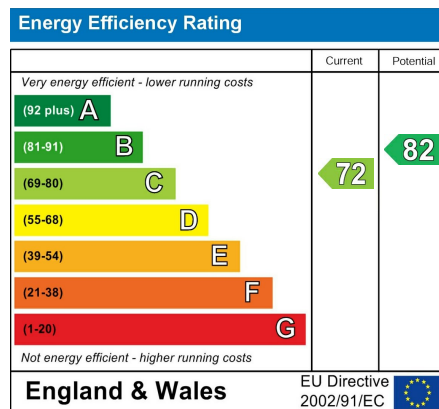


Floor Plan



Energy Performance Certificate



Directions

Proceed down Ripon Road and turn left at the Hydro. Pass the Academy health club, turn left into Grantley Drive and left into Laverton Gardens where the property is found at the top of the cul de sac to the left marked by a Hopkinsons for sale board.

Council Tax Band 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.



£485,000

17 Laverton Gardens, Harrogate, Yorkshire, HG3 2XR

4 Bedroom House - Detached

**A beautifully situated four bedroomed detached family home this has been updated to a high standard and sits in one of the most prestigious plots overlooking the 17th fairway of Oakdale golf club.**



**HOPKINSONS**  
ESTATE AGENTS

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



## Description

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With no chain involved this desirable property that stands at the head of a cul-de-sac offers a delightful low maintenance garden that makes the most of the woodland outlook.

The accommodation briefly comprises reception hall, updated guest cloakroom/wc.

There is a spacious lounge with amazing views towards the golf course. The lounge if it needed to be extended does have planning permission to do so.

There is a modern fitted contemporary kitchen with high-gloss units and integrated appliances. The kitchen offers a spacious dining/entertaining area that opens up into a large utility room and also into a most pleasant sunroom that overlooks the rear garden area and beyond.

### First floor

There is a Master bedroom with fitted wardrobes and a stylish updated luxury wet room.

There are three further bedrooms and an updated luxury house bathroom with bath and walk-in shower.

Outside there is private parking set adjacent to a single detached garage. There is planning permission approved create a detached double garage.

The low maintenance gardens extend to 3 sides and offer Astroturf for ease of maintenance and an established flags patio that provides a stunning entertaining area with views across the woodland and beyond to the fairway of Oakdale golf club 17th hole.

The whole garden area at the rear provides a sun trap and has a true living out in the country feel.

There is a person access gate to the rear.

Internal inspection strongly recommended.

Harrogate is a popular conference town that offers the traveller and commuter quick access to Leeds York and London.

Nearby there is a supermarket, David Lloyd fitness Centre, school and bus routes providing access into Harrogate and beyond.

