



PLOT 4, WHARFEDALE GARDENS
Dunkeswick, Near Harrogate

Carter Jonas

PLOT 4, WHARFEDALE GARDENS, DUNKESWICK, LS17 9LP

Harrogate – 7 miles
Harewood – 2 miles
Leeds – 10 miles

Central reception hall · Cloakroom · Sitting room
Dining room/snug · Open plan living kitchen · Utility room · Principal bedroom with an en suite shower room · First floor landing with walk in linen room
Two additional bedrooms · House bathroom · Gated entrance to the development · Large block paved driveway providing extensive parking · Carport
Large surrounding lawned gardens extending to just under ½ an acre · Secure gated development · Lovely village setting adjoining greenbelt countryside

This new build detached property is an outstanding and high specification house which has just been completed by Park Lane Homes Ltd, a family run firm of developers/builders, well known in the area for quality workmanship and close attention to detail.

The property provides excellent and well planned accommodation including a central reception hall, cloakroom, sitting room, dining room/snug, an open plan living kitchen with a full range of integrated appliances and a utility room. Also on the ground floor is the principal bedroom which has patio doors leading to the rear garden and a contemporary fully tiled en suite shower room. On the first floor is a central landing with a walk in linen cupboard, two bedrooms and a fully tiled house bathroom.

Outside, the development is approached via electrically operated entrance gates, serving all 4 properties. Upon entry, the driveway for Plot 4 leads off to the right and provides parking for a number of vehicles. Attached to the house itself is a timber clad carport.

A SUPERB NEW BUILD DETACHED PROPERTY PROVIDING EXCELLENT 3 BEDROOM ACCOMMODATION WITH FLEXIBILITY AS TO ITS USE, SET WITHIN LARGE LAWNED GARDENS EXTENDING TO JUST UNDER ½ AN ACRE IN A SMALL AND EXCLUSIVE GATED DEVELOPMENT IN THE HEART OF THE VILLAGE, CONVENIENTLY LOCATED BETWEEN HARROGATE AND HAREWOOD AND WITHIN EASY DAILY TRAVELLING DISTANCE OF LEEDS.

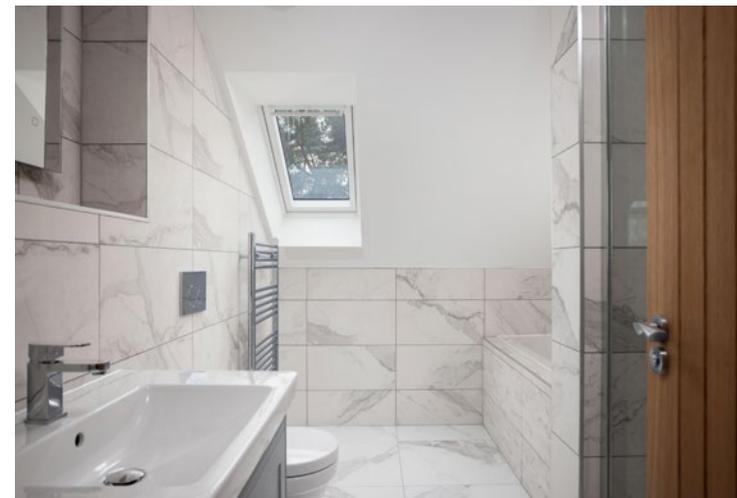
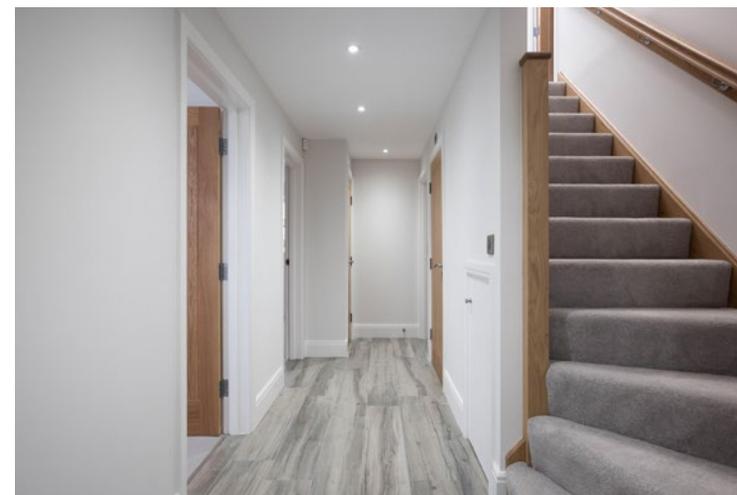


The property is set within large lawned gardens which extend to just under ½ an acre, with a flagged terrace to the rear and bifolding doors leading into the living kitchen.

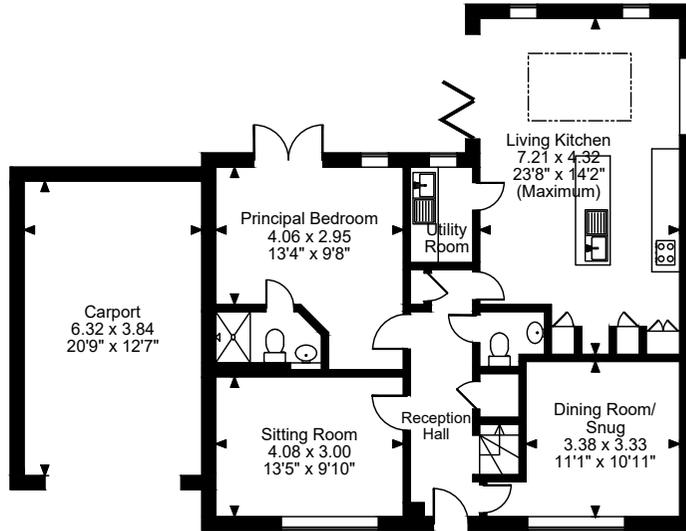
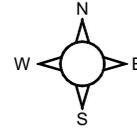
The property occupies a particularly convenient setting within the hamlet of Dunkeswick - between Harrogate and Harewood - with easy and nearby access onto the A61 to Leeds and Harrogate's southern bypass (A658). For the commuter, Leeds City centre is situated 10 miles to the south. Mainline railway stations in both Leeds and York (connections are available from local stations in Harrogate. Pannal and Weeton) provide Intercity services to London Kings Cross. Leeds/Bradford Airport is also within a 15 minute drive.

Services: We are advised that mains water, electricity and drainage are installed. Central heating is provided by means of an LPG boiler. The property has been future proofed with smart heating, CAT 5 wiring throughout and USB sockets. It also comes with a 10 year warranty.

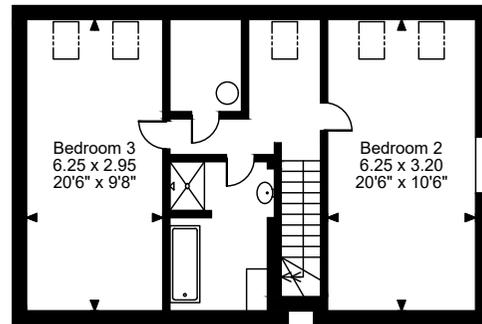
Directions: Departing Harrogate on the A61 towards Leeds, proceed over the roundabout which adjoins the Harrogate bypass - signposted to Leeds and Harewood. Continue past the turning right to North Rigton and the turning on the left to Kirkby Overblow. Shortly after, take the next turning on the right signposted to Dunkeswick/Weeton. As you progress into the centre of the village Wharfedale Gardens is clearly visible on the right.



Plot 4, Wharfedale Gardens, Dunkeswick
Approximate Gross Internal Area
Total = 1,906 sq ft / 177.1 sq m



Ground Floor

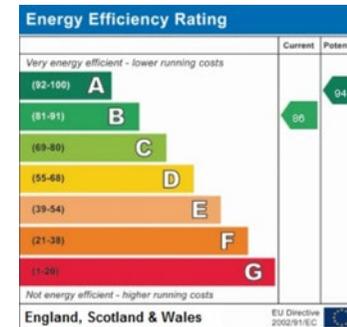


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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