



**PLOT 3, WHARFEDALE GARDENS**  
Dunkeswick, Near Harrogate

**Carter Jonas**

## **PLOT 3, WHARFEDALE GARDENS, DUNKESWICK, LS17 9FG**

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

Spacious reception hall · Cloakroom · Sitting room  
Dining kitchen · Adjoining family room · Utility room  
First floor landing with linen cupboard · Principal bedroom with a walk in wardrobe and an en suite shower room · Guest bedroom with an en suite shower room · Additional first floor bedroom · House bathroom  
Study (or 6th bedroom) · Second floor landing · Two additional double bedrooms · Shower room · Large block paved drive providing extensive parking · Garage  
Large lawned gardens extending to approximately 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.

This impressive family house provides excellent accommodation, arranged over three floors and extending to almost 2,700 sqft (251 sqm) of living space. On the ground floor is a central reception hall with cloakroom, sitting room and an open plan living kitchen. The kitchen is fitted with a range of quality units together with a full range of integrated appliances, has bifolding doors leading to the rear terrace and garden beyond together with an adjoining family room. Arranged over the first and second floors are 5/6 bedrooms – one of which could be utilised as a study – together with four bath/shower rooms.

Outside, the development is approached via electrically operated entrance gates, serving all four properties.

**A SUPERB NEW BUILD DETACHED PROPERTY PROVIDING SPACIOUS AND WELL PLANNED 5 BEDROOM FAMILY ACCOMMODATION, SET WITHIN LARGE LAWNED GARDENS EXTENDING TO APPROXIMATELY 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 TRAVELLING DISTANCE OF LEEDS.**



The driveway for Plot 3 is the second drive on the right and provides parking for several vehicles. There is a detached garage with an electrically operated door. The property is set within large lawned gardens which extend to about ½ an acre. To the rear is a sizeable terrace and bifolding doors leading into the 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 and

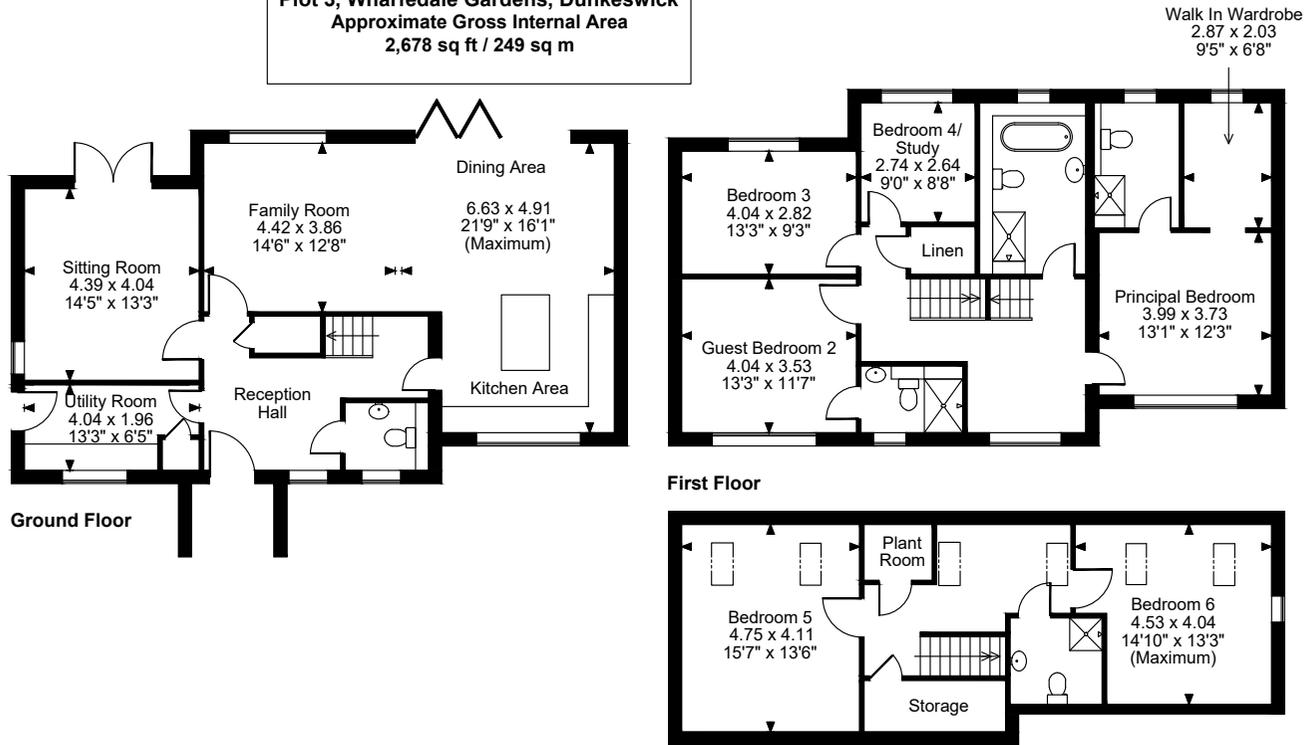
Leeds/Bradford Airport is within a 15 minute drive.

**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 - LS17 9FG:** Proceed out of Harrogate on the A61 towards Leeds. Proceed over the roundabout which adjoins the Harrogate bypass - signposted to Leeds and Harewood. Proceed 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. Proceed into the centre of the village and Wharfedale Gardens is clearly visible on the right.



**Plot 3, Wharfedale Gardens, Dunkeswick**  
**Approximate Gross Internal Area**  
**2,678 sq ft / 249 sq m**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	87	91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Harrogate 01423 523423**

Harrogate@carterjonas.co.uk  
 Regent House, Albert St, Harrogate HG1 1JX

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