

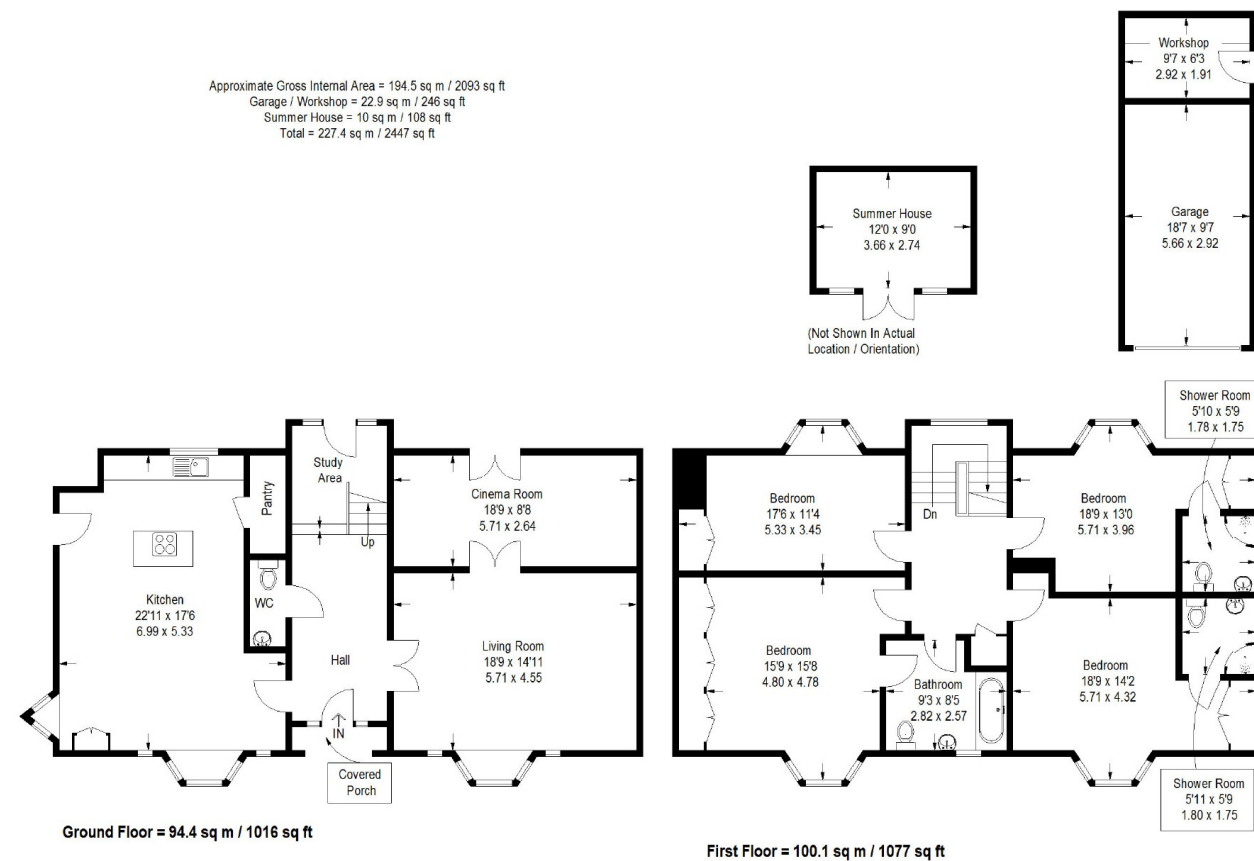
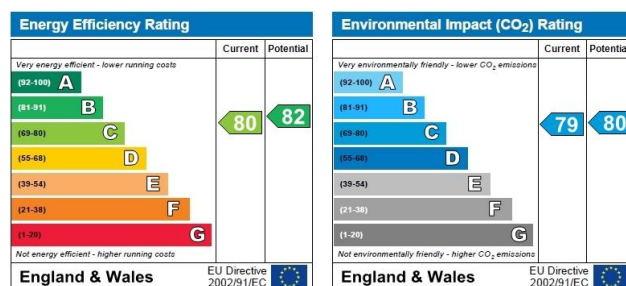


Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed South out of Harrogate down Leeds Road. At the traffic lights, turn left into Hookstone Road. Follow down Hookstone Road turning left into Rayleigh Road where the property can be found on the right hand side.



3A Rayleigh Road, Harrogate

£995,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

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Harrogate's Leading Family Estate Agent



A stunning four bedroom Arts & Crafts style detached residence built in 2008 to an exacting standard. This beautiful home is presented in fabulous order throughout and stands in private, mature gardens with a side driveway, garage, workshop and period detached summerhouse within the gardens.

Set well within its substantial plot, the house is accessed via timber gates and a block paved driveway suitable for multiple vehicles leading to a detached garage and fronted by attractive lawned gardens with neat box hedging. The accommodation opens via a covered entrance to the central tiled reception hall with guest w/c and study area with door opening to the rear gardens. Leading off to one side is a magnificent kitchen fitted with high quality units including a central island and granite work surfaces. The room is large enough to accommodate a family dining table and has a utility area and side access door leading in from the driveway. From the hallway double doors open into the main bay fronted living room to the front elevation with solid oak flooring and feature fireplace. Adjoining this room to the rear is a cinema room with bespoke fitted furniture and

French doors that open out to the enclosed gardens which are mainly laid to lawn with hedged boundary and brick built summer house. The staircase ascending to the first floor is flooded with natural light through the feature window and leads to the central landing which branches to a stylish house bathroom that has Jack & Jill access from one of the four well proportioned double bedrooms, all of which have built in wardrobes and two having dedicated en-suite shower rooms.

Rayleigh Road is a highly desirable address close to Harrogate's town centre and only minutes walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre or more conveniently Hornbeam Park station which is only a five minute walk away, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
3 minutes by foot



Main Roads
A61 0.1 miles
A1M 9.5 miles



Train
Harrogate 1.4 miles



Airport
Leeds Bradford 11.3 miles

Fixtures & fittings
Fixtures and fittings are to be negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band G

Tenure
Freehold