



VERITY
FREARSON

9 DORSET CRESCENT, HARROGATE, HG1 2LU

OFFERS OVER £600,000

9 DORSET CRESCENT,

Harrogate, HG1 2LU

A fantastic opportunity to purchase a contemporary and newly renovated four bedroomed semi-detached home with attractive gardens in this quiet cul-de-sac position over looking the Oakdale Golf Club.

This super property has been newly refurbished and extended to an incredibly high standard and now offers spacious and flexible living accommodation over three floors. On the ground floor there is an impressive open plan living area and kitchen with windows and glazed doors overlooking the garden together with a separate good-sized sitting room. There is also a downstairs WC and cloakroom together with three good size double bedrooms on the first floor, and a modern house bathroom. To the lower ground floor there is a large master suite with dressing room and en-suite. The property has the advantage of double glazing throughout together with a modern central heating system and under-floor heating in part of the ground floor and in the bathrooms.

This superb home is situated in a delightful position at the end of a quiet cul-de-sac, over looking the Oakdale Golf Club. Dorset Crescent is well served by excellent local amenities including primary school, shops and railway station and it's just a short distance from Harrogate town centre.



Sitting Room · Living Kitchen / Dining Room · Cloakroom

4 Bedrooms · En-Suite Bathroom · House Bathroom

Off-Road Parking · Lawned Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall, window to side and under stairs cupboard.

SITTING ROOM

A stunning, spacious reception room with windows to front and modern electric fire.

LIVING KITCHEN / DINING ROOM

A large open-plan living area and kitchen with aluminium Crittal-style windows and glazed door overlooking the garden together with lantern window. There is a spacious living area with ample room for sitting and dining space with tiled flooring with wet under-floor heating. The kitchen comprises a range of stylish fitted wall and base units with island and breakfast bar with Dekton composite worktops. Integrated appliances including induction hob with extractor hood above, double oven and grill and microwave. Double fridge / freezer and integrated dishwasher.

CLOAKROOM

Modern white WC, basin set within vanity unit, window to side and tiled wall and floor.

FIRST FLOOR

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A double bedroom with window to rear.

BEDROOM 4

A further double bedroom with window to rear.

BATHROOM

A modern white suite with WC, basin set within a vanity unit and bath. Fully Mandarin-tiled walls and floor with under-floor heating. Heated towel rail. Window to side.

LOWER GROUND FLOOR

BEDROOM 1

A double bedroom with windows overlooking the rear garden. Large walk-in dressing room with fitted clothes hanging and shelving or could be used as home office.

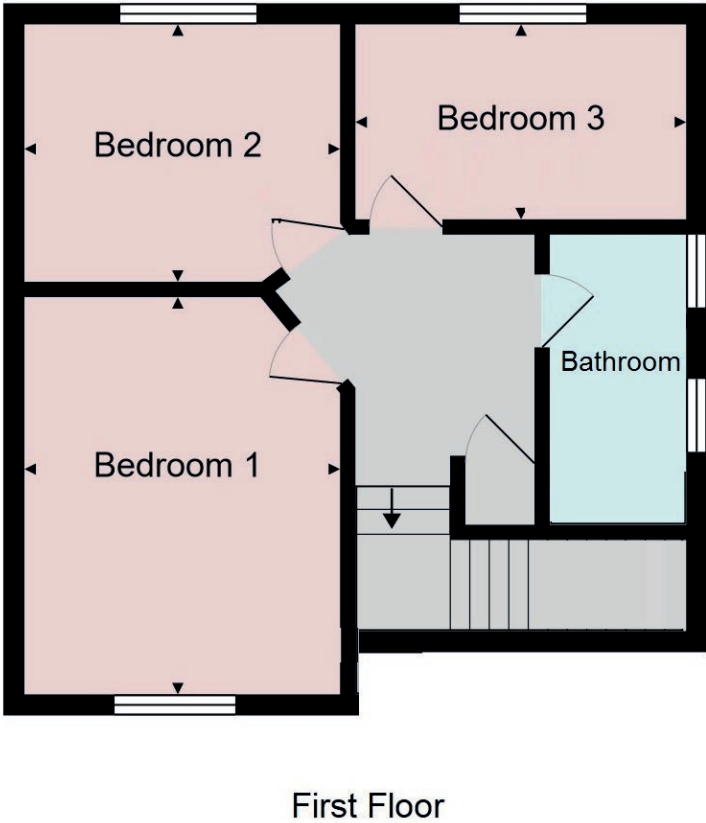
EN-SUITE BATHROOM

A modern white suite with WC, basin set within a vanity unit and large walk-in shower and free-standing bath. Fully Mandarin-tiled walls and floor. Heated towel rail. Window to rear. Under floor heating.

FLOOR PLAN



Total Area: 212.6 m² ... 2,289 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

The driveway to the front provides off-road parking for the property. To the rear, there is an attractive rear garden overlooking the Oakdale Golf Club and with a paved sitting area and space for a summerhouse or storage.

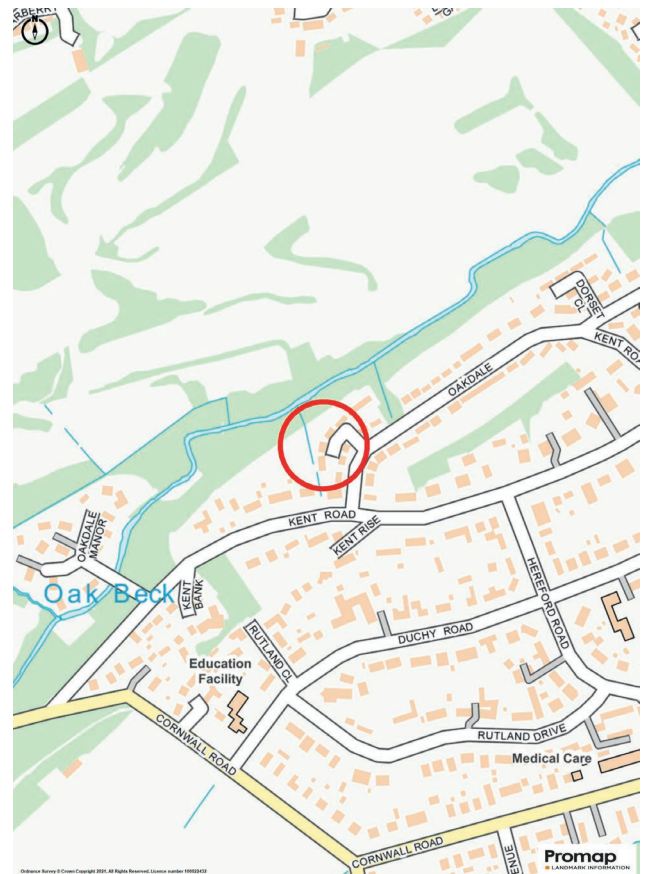
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 79 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 79 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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