



**24 Crowberry Drive, Harrogate, North Yorkshire, HG3 2UF**

**£225,000**

Offers Over

## 24 Crowberry Drive, Harrogate, North Yorkshire, HG3 2UF

---

An extended two double-bedroom semi-detached house with a good-sized garden, situated in a convenient location close to shops and Harrogate town centre.

---

This deceptively spacious house has a modern dining kitchen and large reception room, together with two double bedrooms and modern bathroom.

Outside there is ample off-street parking to the front and an enclosed garden to the rear. An early inspection of this excellent property is strongly recommended.





## GROUND FLOOR

Composite door leads to -

## ENTRANCE PORCH

Glazed door leads to -

## LOUNGE

uPVC double-glazed window to front. Feature fireplace and hearth. Under-stairs storage. Stairs to first floor.

## EXTENDED DINING KITCHEN

Range of wall and base units with working surfaces having tiled splashbacks, inset ceramic sink and inset five-ring gas hob with extractor fan above. Electric oven and microwave. Integrated washing machine and dishwasher. Space for tall fridge/freezer. Central heating radiator. Dining area with space for family dining table. Windows to rear and side and side access door.



## FIRST FLOOR

### LANDING

Loft hatch.

### BEDROOM 1

uPVC double-glazed window to the front. Central heating radiator.

### BEDROOM 2

Further double bedroom with uPVC double-glazed window to the rear. Central heating radiator.



## BATHROOM

Panelled bath with shower over, wall-mounted washbasin and low-flush WC. Part-tiled walls and tiled floor. uPVC double glazed window to the rear. Central heating radiator.

## OUTSIDE

To the front and side there is a block-paved drive providing ample off-street parking. Good-sized garden to the rear with shaped lawn and seating area. Fencing to perimeters and hand gate to rear.

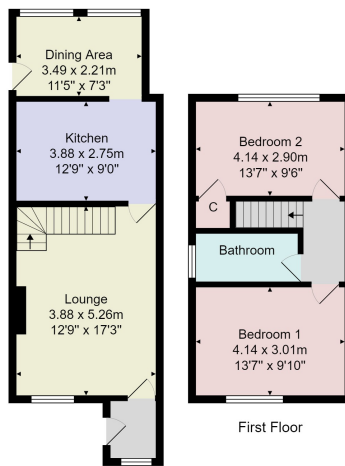
## AGENT'S NOTE

The property has the benefit of a new, recently fitted gas-fired "combi" boiler.

**Tenure** - Freehold

**Council Tax Band** - B





Ground Floor

First Floor

Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (93-100)			A (10-15)		
B (81-92)			B (16-20)		
C (69-80)			C (21-25)		
D (55-68)			D (26-30)		
E (39-54)			E (31-35)		
F (21-38)			F (36-40)		
G (1-20)			G (41-45)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	87		41	87
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		