



VERITY
FREARSON

21 WAYSIDE CRESCENT, HARROGATE, HG2 8NJ

OFFERS OVER £525,000

21 WAYSIDE CRESCENT

Harrogate, HG2 8NJ

A beautifully presented three-bedroom detached property with attractive garden with potential for further extension, in this desirable location within the “Saints” area of Harrogate, close to sought-after local schooling.

This stylish property has been upgraded and fully modernised by the current owners and provides a stunning open-plan kitchen and living area together with a separate sitting room, utility room and downstairs WC. Upstairs, there are three good-sized bedrooms, together with an en-suite shower room and house bathroom. The property has the advantage of Planning Permission for a first-floor side extension which would create an additional bedroom and en-suite, as well as a porch to the front.

The property is situated in this desirable Harrogate location close to excellent local amenities, popular schooling, the Stray and is just a short distance from Harrogate town centre.

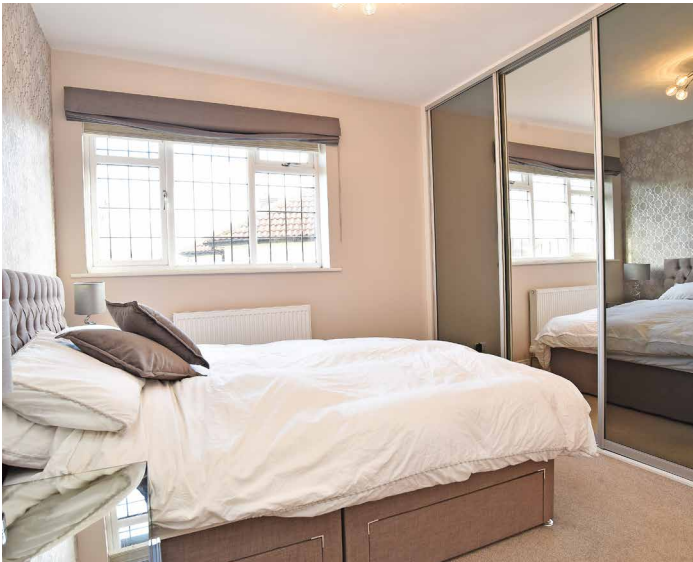
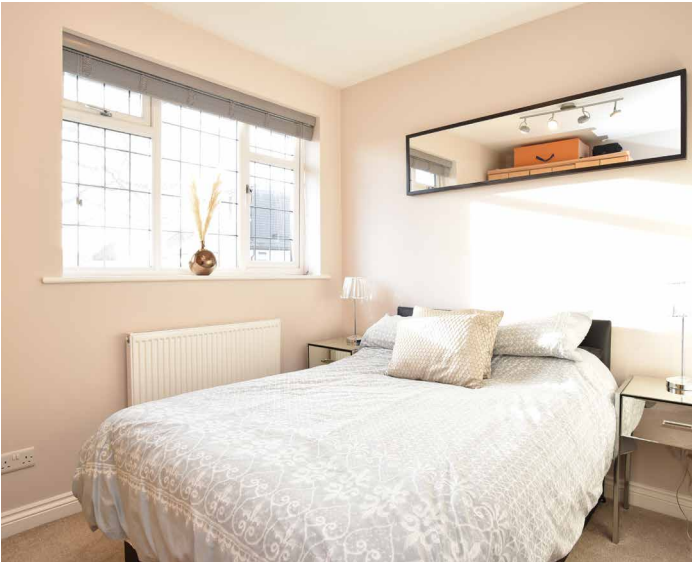
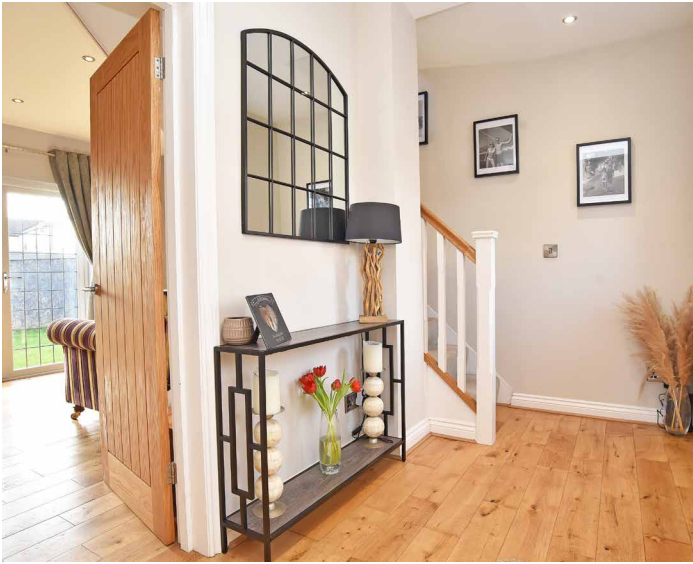


Sitting Room · Dining Kitchen · Utility Room · Cloakroom

3 Bedrooms · En-Suite Shower Room · Bathroom

Ample Parking · Large Paved Sitting Area · Lawned Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A reception room with windows to front and side.

DINING KITCHEN

With dining area, windows to front and rear and glazed doors overlooking the garden. Oak flooring. Stylish fitted kitchen with a range of wall and base unit with induction hob, oven, microwave/oven and integrated dishwasher. Open plan to family room / sitting area with further glazed doors leading to the garden.

UTILITY ROOM

With further wall and base units, plumbing for washing machine and window to side.

CLOAKROOM

With WC and washbasin. Window to rear.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobe and window to side.

EN-SUITE SHOWER ROOM

Modern white suite with WC, basin and shower. Tiled walls and floor, heated towel rail and window to rear.

BEDROOM 2

A double bedroom with window to rear.

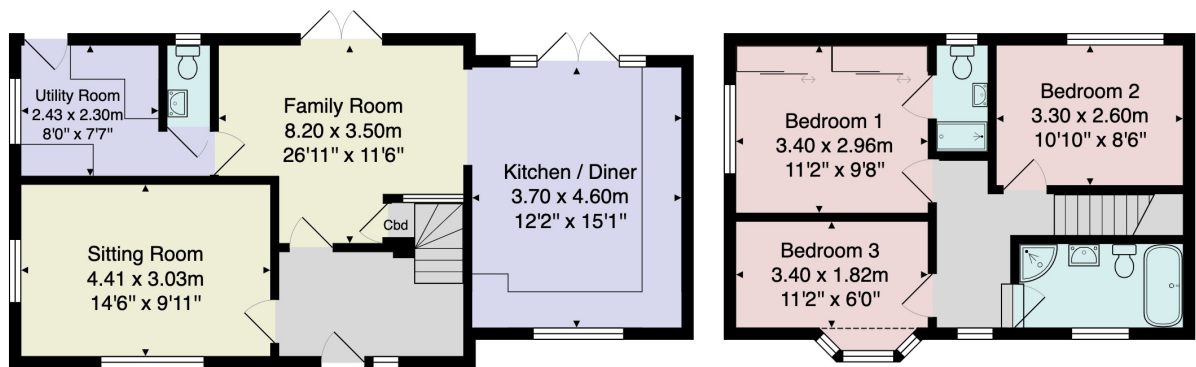
BEDROOM 3

A further good sized bedroom with window to front and fitted wardrobe.

BATHROOM

In modern white suite with WC, washbasin, shower and claw-foot bath. Tiled walls and floor, heated towel rail and window to front.

FLOOR PLAN



Total Area: 100.8 m² ... 1085 ft²

All measurements are approximate and for display purposes only.

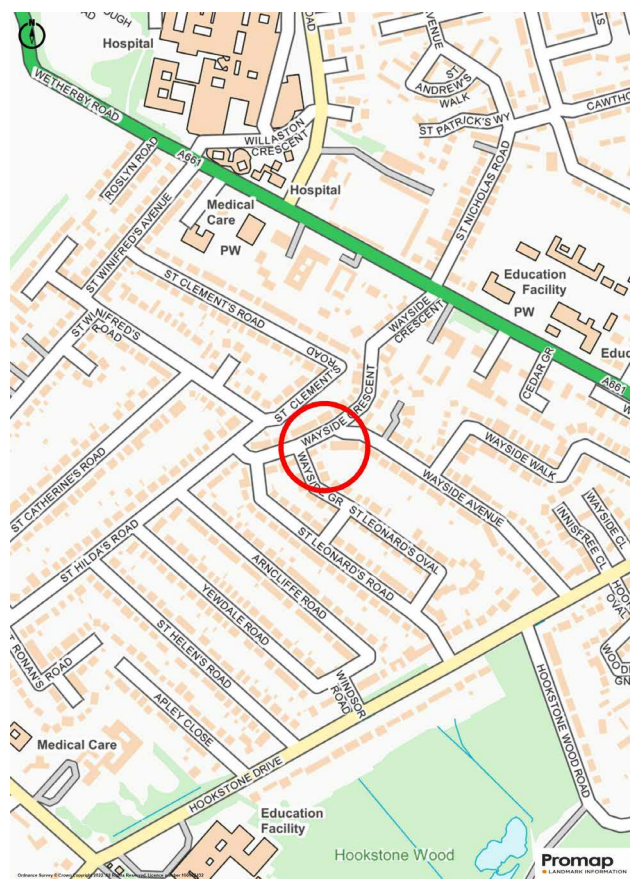
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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A gravel drive provides ample off street parking to the front. To the rear of the property there is an attractive lawn garden with large paved sitting area and shed.


Planning permission has been granted to further extend the property by way of a first-floor extension above the kitchen to create an additional bedroom / en-suite and a porch. Plans are available to view on request.

All mains services connected.

Freehold



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>A (92-105)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p><i>Not energy efficient - higher running costs</i></p>		67	87
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental (CO ₂) Impact Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		75	87
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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