



9 Morningson Crescent, Harrogate, North Yorkshire, HG1 5DL

£350,000

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A substantial two-bedroomed stone-built town house offering spacious and well-appointed accommodation with the benefit of a modern gas central heating system.

The spacious accommodation comprises two ground-floor reception rooms, together with a well-equipped kitchen. Upstairs there are two double bedrooms plus a modern, newly fitted house bathroom and an additional separate WC. There is an attractive front garden, together with an enclosed rear courtyard garden.

This excellent town house is situated in a highly convenient position, well served by the local shops and services of High Harrogate and within easy walking distance of the town centre.





GROUND FLOOR

Front door leads to –

ENTRANCE VESTIBULE

With original glazed internal door leading to –

ENTRANCE HALL

With central heating radiator and ceiling cornice.

LOUNGE

Wide double-glazed sash bay window to front with attractive views, central heating radiator, fitted picture rail and ceiling cornice. Fireplace with wood surround with marble inset and hearth with living-flame gas fire.

DINING ROOM

Sash window to rear, central heating radiator, coved ceiling and good-sized under-stairs storage cupboard.

KITCHEN

With two windows to side, exterior door to side and further window to rear. Fitted base cupboards with working surfaces above having inset 1½-bowl single-drainer stainless-steel sink unit, tiled splashbacks and matching wall-mounted units. Built-in ceramic hob with oven below. Attractive tiled floor. Plumbing for washing machine, central heating radiator and modern gas-fired central heating boiler.

FIRST FLOOR

BEDROOM 1

Wide double-glazed sash bay window to front, central heating radiator and coved ceiling.

BEDROOM 2

Sash window to rear, central heating radiator and coved ceiling.

SEPARATE WC

With low-flush WC and window to rear.

BATHROOM

Sash window to rear. A newly fitted modern suite with low-flush WC, washbasin set within a vanity unit, free-standing bath and large separate shower cubicle with glass screen. Central heating radiator.

LOFT SPACE

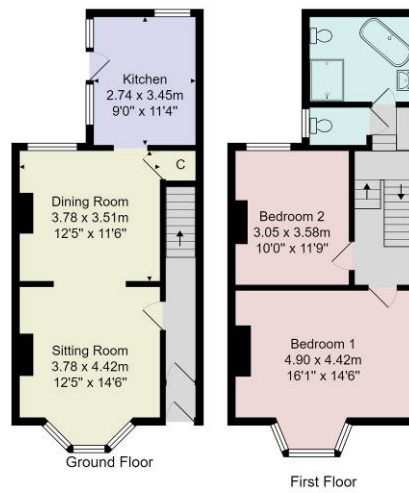
With good headroom. Velux windows, power, light and carpeted.

OUTSIDE

Attractive landscaped forecourt garden to front with flower borders and railings, plus attractive block-paved path leading to the front door. Private enclosed yard to the rear.

Tenure – Freehold

Council Tax Band - C



Total Area: 95.7 m² ... 1030 ft²

All measurements are approximate and for display purposes only.
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