



13 Harlow Park Crescent, Harrogate, North Yorkshire, HG2 0AW

£350,000

Guide Price



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A superb three-bedroom semi-detached house offering well-appointed and extended living accommodation.

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This attractive property is situated in a popular and ever convenient residential position to the south side of Harrogate, well placed closed to excellent local schools.

The property benefits from gas central heating, uPVC double glazing, modern kitchen and bathroom, and an internal viewing is strongly recommended to appreciate this delightful family home.







**GROUND FLOOR**  
**ENTRANCE PORCH**

uPVC side entrance door and under-stairs cupboard.

**LIVING ROOM**

Bay window to the front, central heating radiator, log-burner. Opening to:

**DINING ROOM**

Central heating radiator.

**EXTENDED KITCHEN**

Range of white shaker style wall and base units with fitted appliances, Velux windows and double doors leading to rear yard.

**UTILITY AREA**

Window to side, plumbing for washing machine and dryer and space for fridge/freezer.

**FIRST FLOOR**

**BEDROOM 1**

Bay window to front and central heating radiator.

**BEDROOM 2**

Window to rear and central heating radiator.

**BEDROOM 3**

Window to front and central heating radiator.

**BATHROOM**

Three-piece white suite incorporating bath with shower over, pedestal washbasin, low-flush WC and heated towel rail. Window to side.

**OUTSIDE**

Driveway leads to good sized garage with up and over door. Attractive rear garden with patio, shaped lawned and planted borders.

**Tenure** - Freehold

**Council Tax Band** - C







Ground Floor

Total Area: 89.7 m<sup>2</sup> ... 966 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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