



VERITY
FREARSON

11 WORDSWORTH CRESCENT, HARROGATE, HG2 0HL

GUIDE PRICE £850,000

11 WORDSWORTH CRESCENT,

Harrogate, HG2 0HL

A stunning and most individual five-bedroom detached home offering stylish and generous accommodation arranged over three levels.

The property enjoys a fashionable and ever-popular location just off Cold Bath Road, close to Harrogate Grammar School, whilst being within walking distance of the town centre and Harrogate Stray.

The accommodation has been updated extensively by our clients to reveal exceptionally well-appointed accommodation, whilst benefiting from the retention of many original features. A particular feature of the property is the attractive and good-sized rear garden.

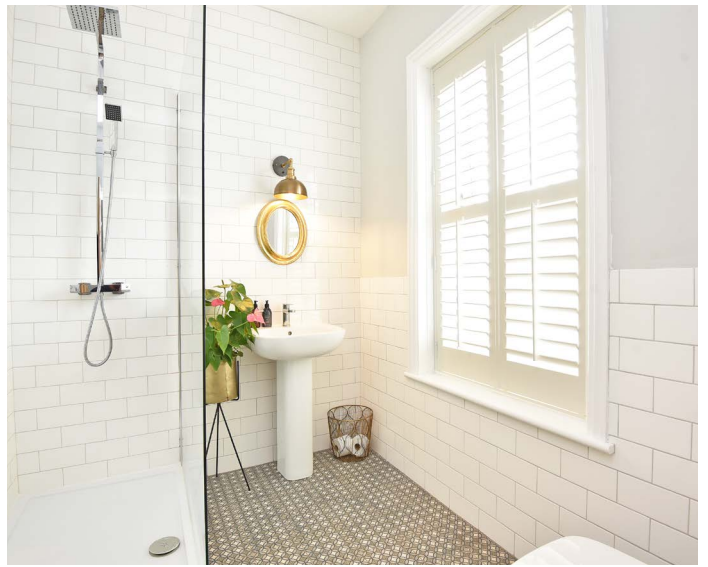


Living Room · Living Kitchen · Cloakroom · Utility Room · Cellar

5 Bedrooms · En-Suite Shower Room · House Bathroom · Shower Room

Ample Off-Road Parking · Garage · Mature Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

Leads to -

RECEPTION HALL

Tiled floor and staircase leading to the upper floors.

CLOAKROOM

Pedestal washbasin and low-flush WC. Tiled floor.

LIVING ROOM

A particularly spacious reception room, having a bay window to front with shutters, wood-burning stove and attractive wood flooring.

STUNNING LIVING KITCHEN

With bay window to rear, further windows to rear and side. Extensive range of Shaker-style wall and base units and good-sized central island with breakfast bar and sink unit. Range cooker and space for American-style fridge / freezer. Attractive engineered oak flooring.

UTILITY ROOM

Range of Shaker-style wall and base units with oak work surfaces having inset sink. Side entrance door.

LOWER GROUND FLOOR CELLAR

Providing an excellent storage facility and also housing the gas-fired central heating boilers.

FIRST FLOOR LANDING

BEDROOM 1

A superb bedroom with bay window to front and built-in wardrobes.

EN-SUITE SHOWER ROOM

With walk-in shower, pedestal washbasin and low-flush WC. Window to front and modern tiling.

BEDROOM 2

Window to rear.

BEDROOM 3

Window to rear.

SHOWER ROOM

With walk-in shower, low-flush WC, and washbasin set within a vanity unit. Windows to side and modern tiling.

SECOND FLOOR HALF LANDING

Window to side

LANDING

A good-sized space, ideal for use as a home office. Velux window.

BEDROOM 4

Window to front.

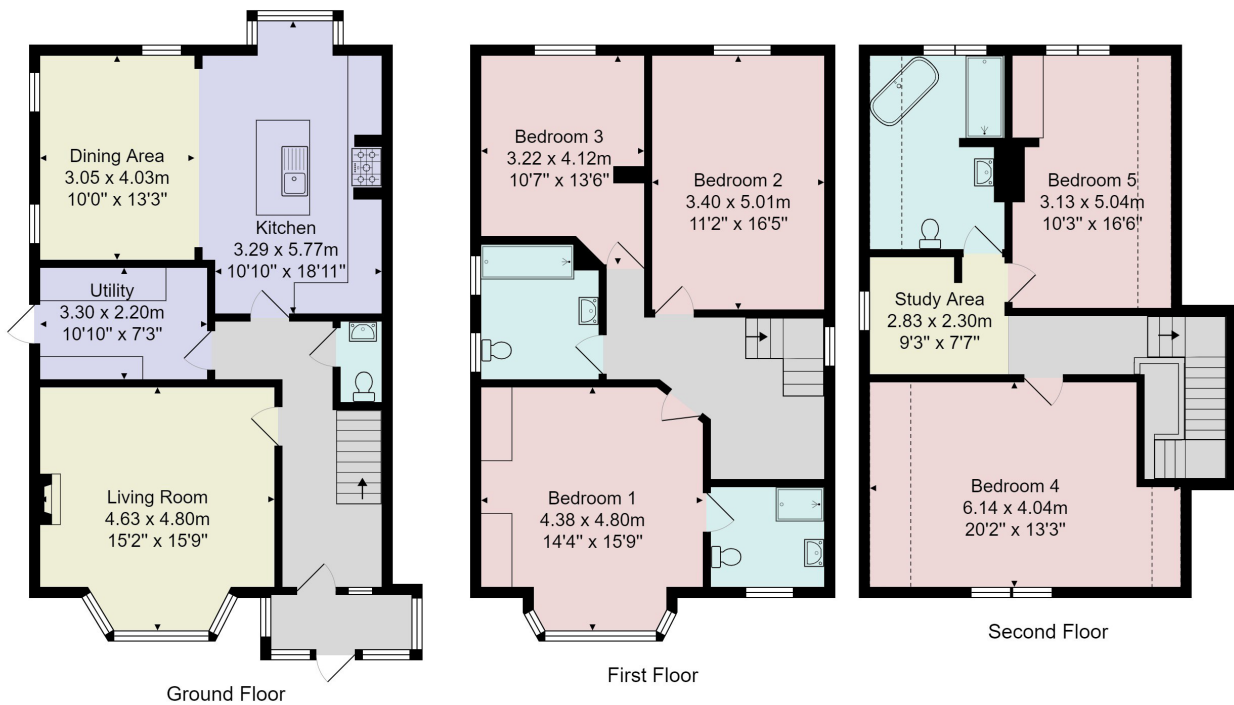
BEDROOM 5

Window to rear.

HOUSE BATHROOM

A stunning house bathroom with free-standing bath, walk-in shower, low-flush WC, washbasin set within a vanity unit. Window to rear and modern tiling.

FLOOR PLAN



Total Area: 216.8 m² ... 2333 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

Good-sized enclosed garden to front, predominantly paved and providing parking for three vehicles. Attached garage to side. A particular feature of the property is the attractive and mature garden to the rear, with patio area, planted borders and raised decked seating area.

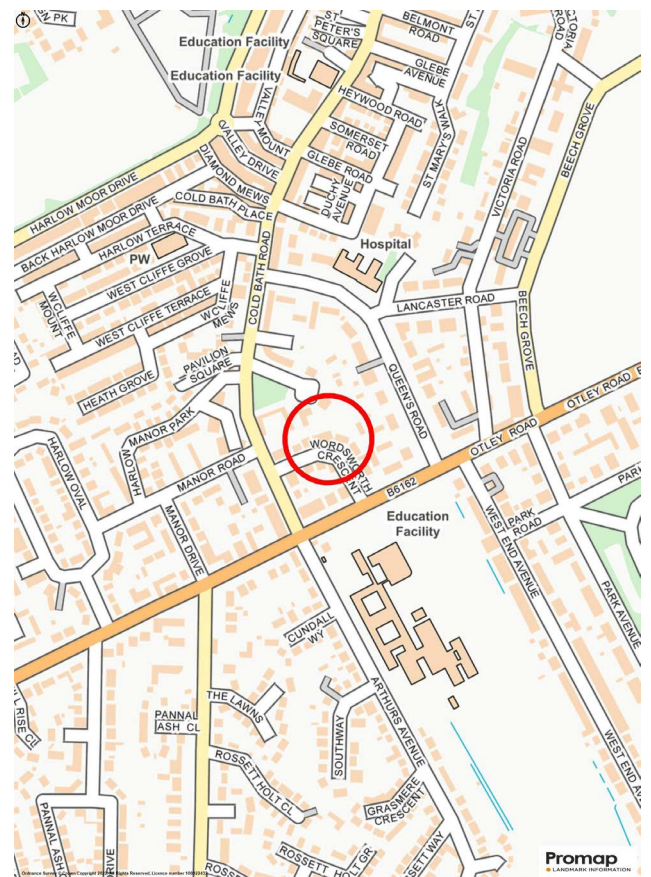
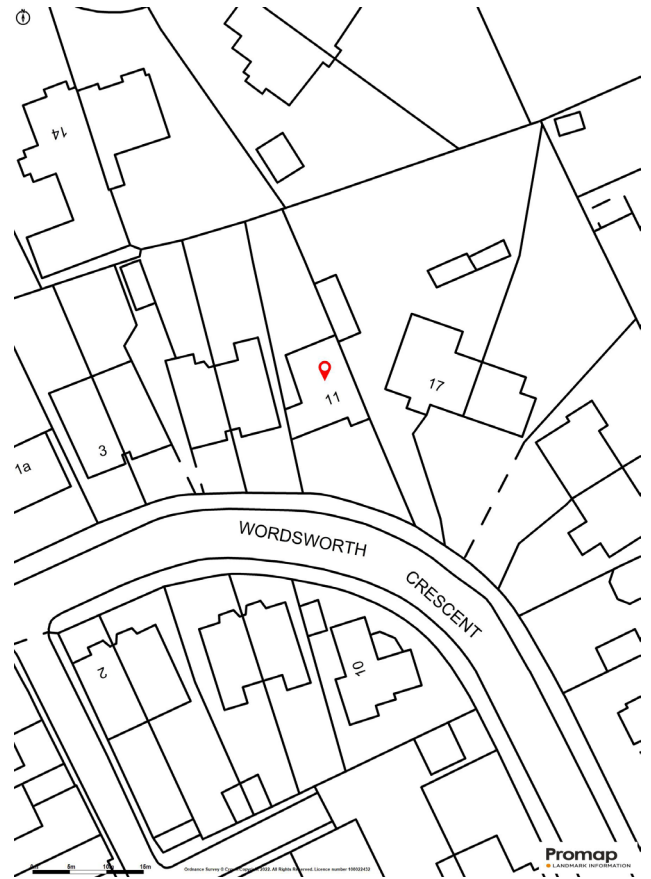
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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