



VERITY
FREARSON

26 LONG CRAG VIEW, HARROGATE, HG3 2GJ

OFFERS OVER £600,000

26 LONG CRAG VIEW

Harrogate, HG3 2GJ

A spacious and very well presented four bedroom detached property occupying a generous plot with attractive gardens, driveway and detached double garage.

This impressive property has been extended to provide particularly generous living accommodation which is appointed to a high standard with fitted shutters throughout, new boiler, soffits and fascias. There are provisions for wall mounted TV's in every room (except for the lounge and front bedroom). On the ground floor there are three reception rooms together with a stylish fitted kitchen, utility and downstairs WC. Upstairs, there are four bedrooms, a modern house bathroom and en-suite shower room. The property occupies a large plot and has a very good-sized and attractive rear garden with mature planted borders, and lawn and has the advantage of a generous driveway and double garage with alarm system. The property also benefits from CCTV all around the house and intelligent coded locks.

The property is situated on a quiet cul-de-sac within this sought-after development, surrounded by beautiful open countryside and just a short drive from Harrogate town centre.

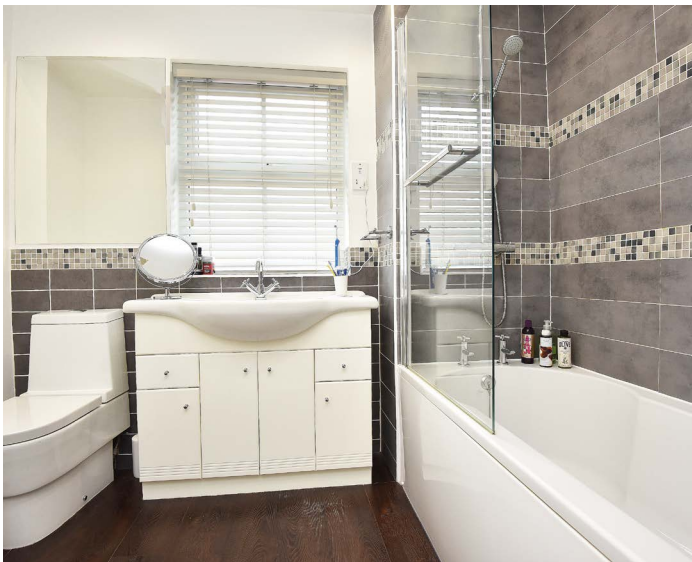


Sitting Room · Living/Play Room · Dining Room · Kitchen · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Detached Double Garage · Attractive Rear Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and glazed doors leading to the rear garden. Attractive fireplace with a living flame gas fire.

LIVING/PLAY ROOM

An impressive large reception room with windows and glazed doors.

DINING ROOM

A further reception room with window to front.

KITCHEN

A stylish, modern fitted kitchen with range of wall and base units with granite worktop and breakfast bar. Induction hob and integrated double oven, American style fridge and dishwasher, all from the Siemens range. Windows to the rear overlook the garden.

UTILITY

Providing a useful storage area with plumbing for utilities.

CLOAKROOM

With WC, basin and window to front.

FIRST FLOOR

MASTER BEDROOM

A double bedroom with window to rear and fitted wardrobes.

ENSUITE

With WC, basin and shower. Window to rear.

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A double bedroom with fitted wardrobe and window to front.

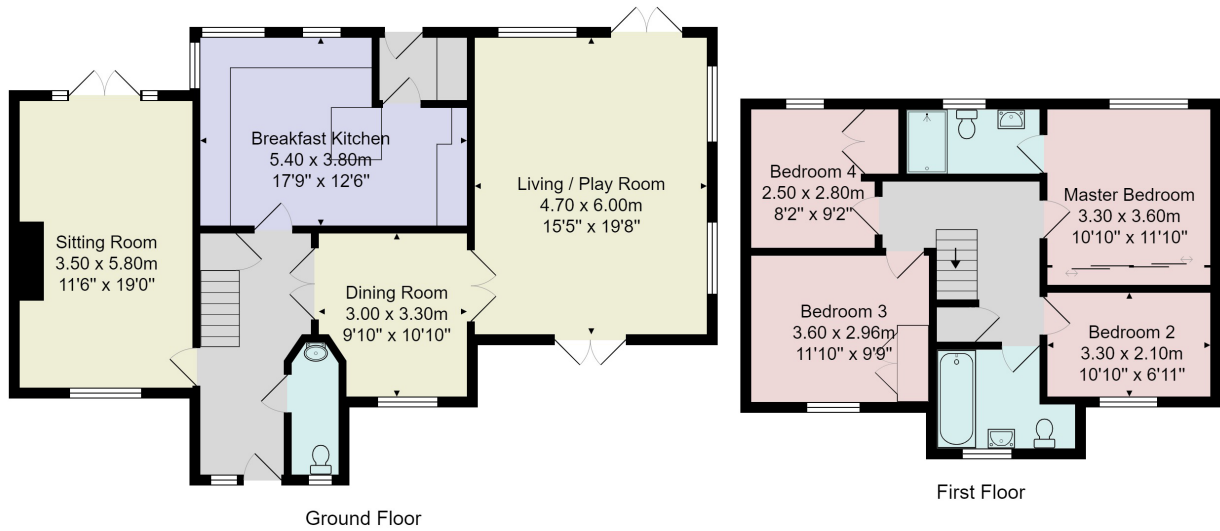
BEDROOM 4

A further bedroom with fitted wardrobe and window to rear.

BATHROOM

A modern white suite with WC, basin set with a vanity unit and bath with shower above. Window to front.

FLOOR PLAN



Total Area: 151.4 m² ... 1630 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

The property occupies a particularly generous plot with a large and attractive rear garden with lawn, mature well-stocked borders and paved sitting areas. A drive to the front provides ample off-road parking and leads to a detached double garage with alarm system, light, power and electric door.

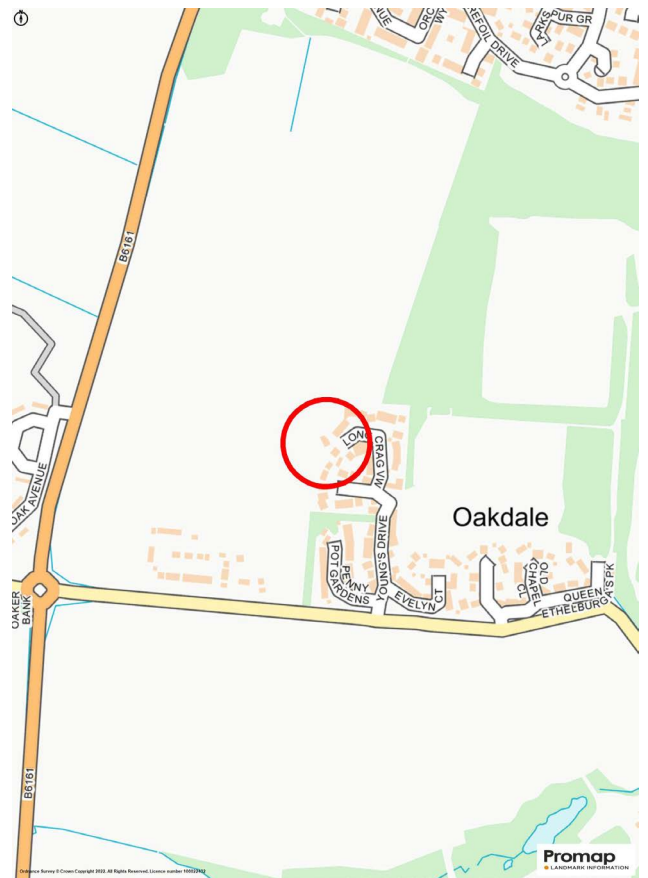
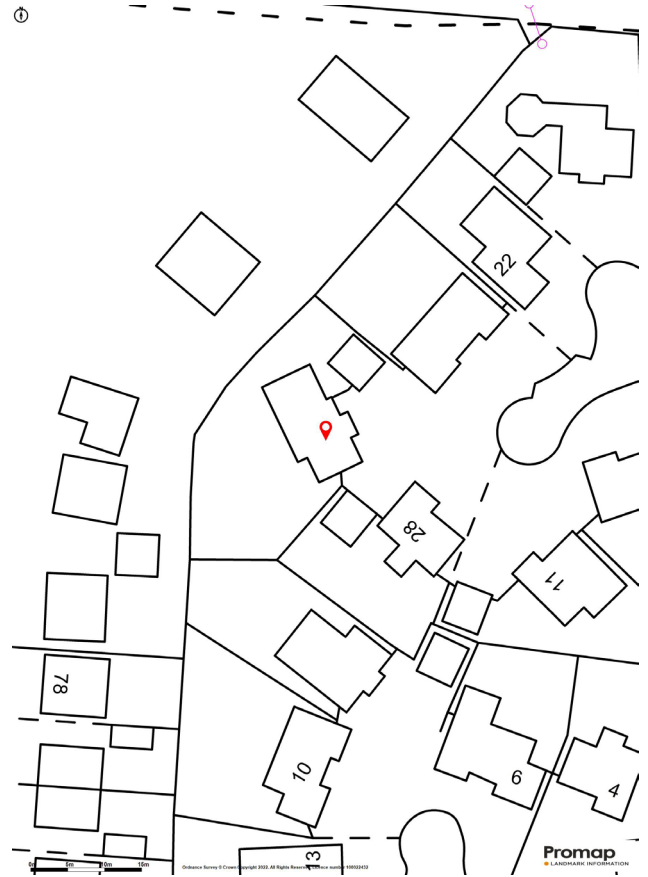
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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