



VERITY  
FREARSON

25 WESTMINSTER CRESCENT, BURN BRIDGE, HG3 1LX

GUIDE PRICE £800,000

# 25 WESTMINSTER CRESCENT

*Burn Bridge, HG3 1LX*

**A very spacious and well-presented five-bedroom detached house with good-sized garden, situated in his popular village on the south side of Harrogate.**

This excellent property has been improved by the current owners to provide stunning accommodation comprising an impressive open-plan living kitchen with bi-folding glazed doors overlooking the garden, together with a separate large sitting room and office / snug. There is also a utility room and cloakroom. Upstairs, there are five good-sized double bedrooms, including a main bedroom with en-suite bathroom, and a modern house bathroom. A drive provides off-road parking with an electric vehicle charging point, which leads to a single garage. To the rear there is a good-sized garden with lawn and patio.

The property is situated in this quiet residential area within the popular village of Burn Bridge, surrounded by beautiful countryside with the amenities of a Pannal close by and just a few minutes' drive from Harrogate town centre.

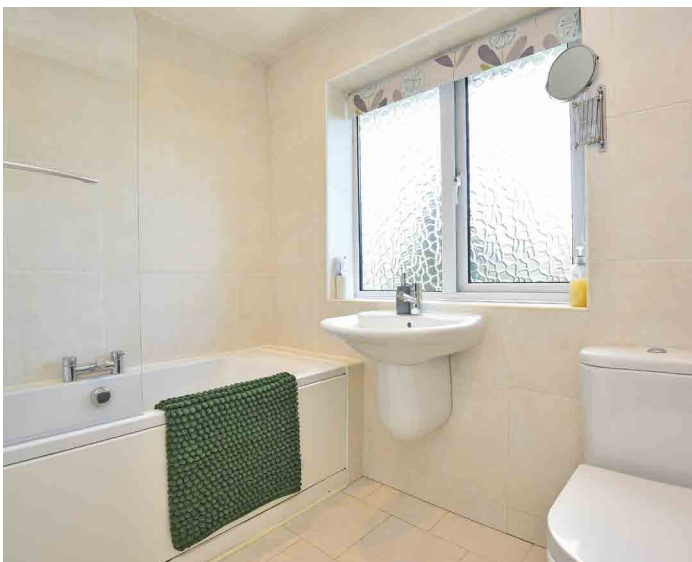


Sitting Room · Living Kitchen · Utility · Office/Snug

5 Double Bedrooms · En-Suite · Bathroom

Off-Road Parking · Electric Vehicle Charging Point · Single Garage · Good Sized Garden







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A porch leads to a reception hall with under-stairs cupboard.

#### SITTING ROOM

A spacious reception room with window to front and wood-burning stove.

#### LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas with bi-folding doors overlooking the garden. The kitchen comprises a range of modern wall and base units with granite worktop and breakfast bar. Electric hob, double oven, fridge / freezer and dishwasher.

#### UTILITY ROOM

With space and plumbing for washing machine and tumble dryer and fitted units.

#### OFFICE / SNUG

A useful workspace or further reception room with window to front.

### FIRST FLOOR

#### BEDROOMS

There are five good-sized double bedrooms on the first floor, including the main bedroom which has an en-suite shower room.

#### EN-SUITE BATHROOM

Modern white suite, comprising WC, washbasin, bath and shower. Tiled walls and floor and heated towel rail.

#### BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor and heated towel rail.

# FLOOR PLAN



Total Area: 216.6 m<sup>2</sup> ... 2331 ft<sup>2</sup>

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**

A drive provides parking with an electric vehicle charging point and leads to a single garage. To the rear there is a good-sized lawn and garden with paved sitting area.

**Agents Note**

Planning permission has been approved for a double-storey rear extension and a single storey side extension to create additional living accommodation and double garage. Further details available on request.

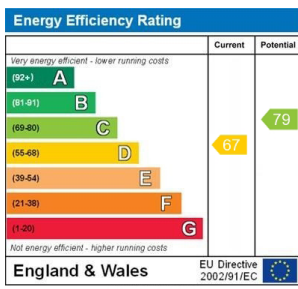
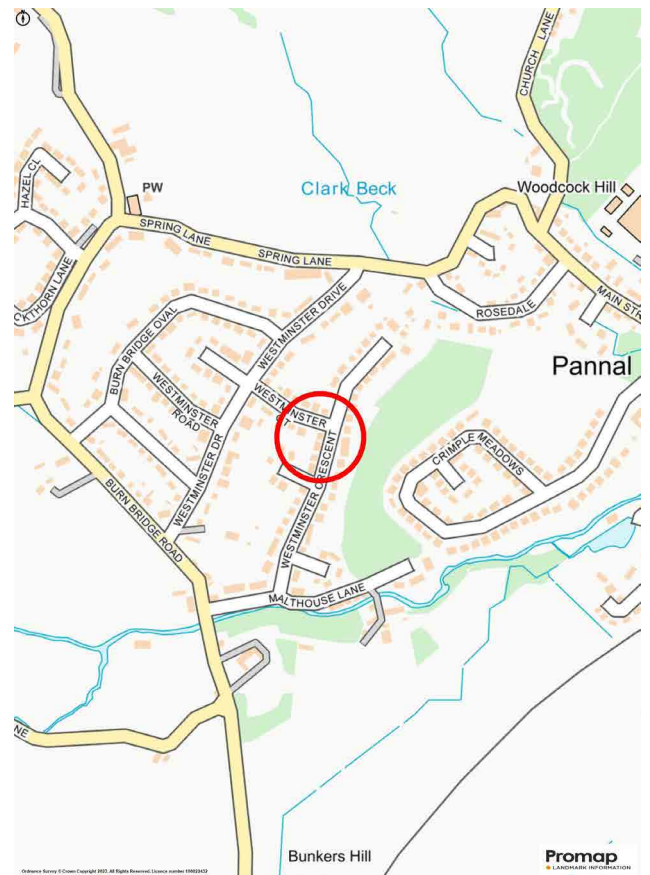
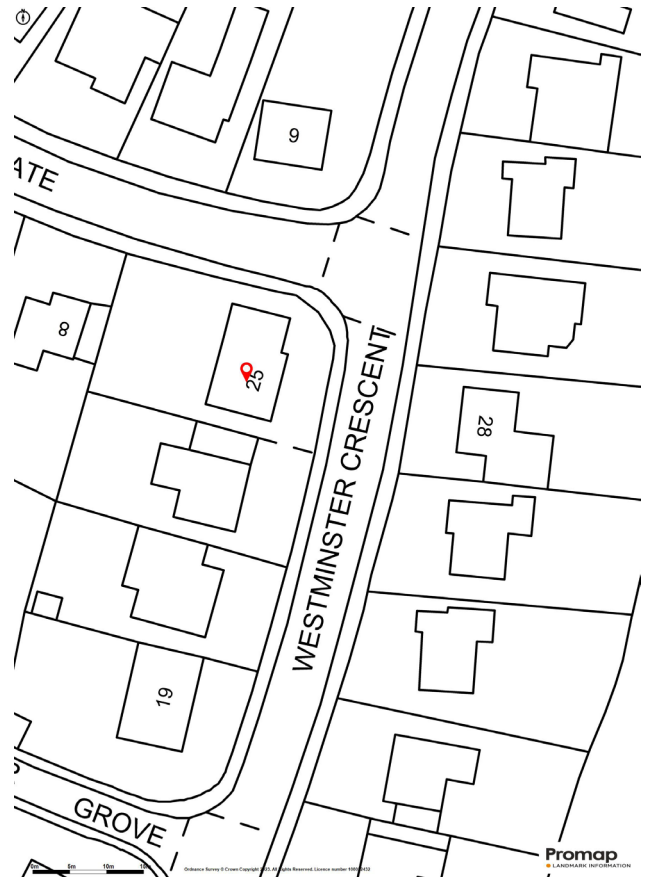
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Harrogate

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