



1 Craig View, Harrogate, North Yorkshire, HG2 9LU

£430,000

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A beautifully presented and attractive three-bedroom end-of-terrace stone-built cottage, enjoying a delightful aspect over the surrounding countryside, in this popular south Harrogate position.

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This spacious property provides well-presented and generous accommodation, comprising a large open-plan dining kitchen, a sitting room with glazed doors leading to the garden, a utility room, downstairs WC, and study. Upstairs, there are three good-sized bedrooms, including the main bedroom with en-suite shower room, and a modern bathroom. The property has the advantage of space to park up to three vehicles and has a good-sized, attractive south-facing garden enjoying a delightful aspect over the surrounding countryside.

The property is situated in a super position on the edge of open countryside yet is within easy reach of Harrogate town centre and is well served by excellent local amenities, including popular schools.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with electric fire and glazed doors leading to the garden. Under-stairs cupboard.

### **DINING KITCHEN**

With spacious dining area and electric fire. The kitchen comprises a range of modern wall and base units with electric hob and double oven, integrated fridge / freezer and dishwasher.

### **UTILITY ROOM**

With fitted units, sink and space for a washing machine and tumble dryer.

### **CLOAKROOM**

With WC and washbasin.

### **STUDY**

Providing a useful workspace with separate access if required.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted cupboard. Window to front with attractive views.

### **EN-SUITE SHOWER ROOM**

A modern white suite with WC, basin set within a vanity unit, and shower. Tiled walls and floor. Heated towel rail.

## **SECOND FLOOR**

### **BEDROOM 3**

A further good-sized bedroom.

### **BATHROOM**

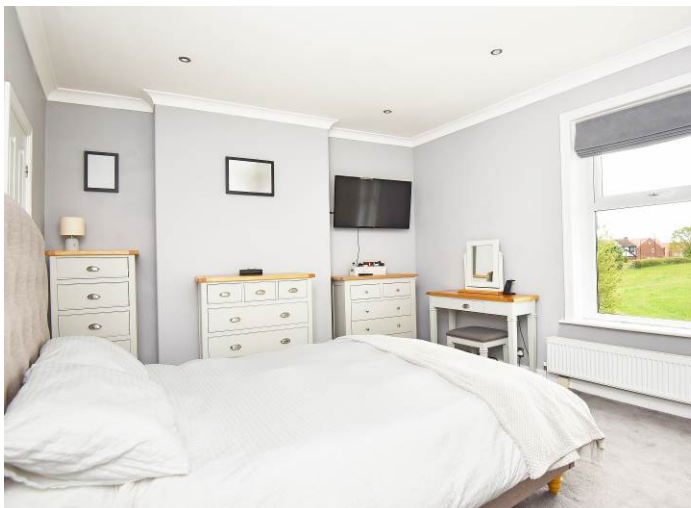
A white modern suite comprising WC, washbasin and bath. Tiled walls and floor. Heated towel rail.

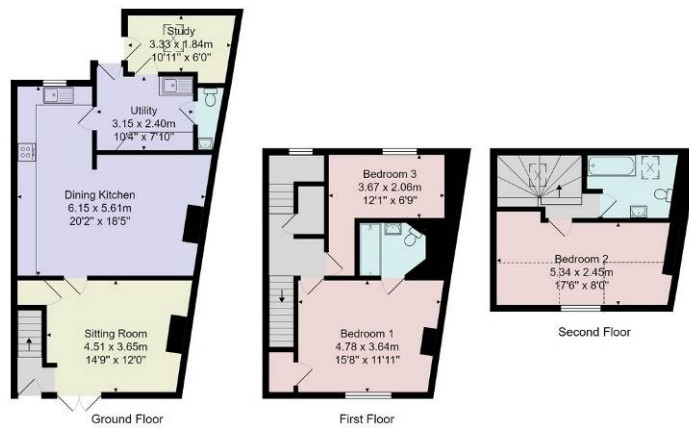
### **OUTSIDE**

There is a good-sized south-facing garden with lawn and paved sitting area enjoying a delightful aspect of the surrounding countryside. Timber garden shed. Parking for three vehicles and an electric car charging point.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 142.1 m<sup>2</sup> ... 1529 ft<sup>2</sup>

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-91)	B		
(81-80)	C		
(65-68)	D	63	80
(59-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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