

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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22 Nunnington Crescent, Harrogate, North Yorkshire, HG3 2UW

**£189,950**

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**



## 22 Nunnington Crescent, Harrogate, HG3 2UW

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A two-bedroom middle-of-terrace property with garden and car parking space, situated in this quiet position close to local amenities.

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This super property comprises a sitting room and dining kitchen, together with two good-sized bedrooms and a bathroom. There is the benefit of an allocated car parking space and a good-sized garden to the rear of the property.

Nunnington Crescent is a quiet residential street close to open countryside and well served by local amenities and just a short distance from Harrogate to town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Leads to –

### **SITTING ROOM**

A spacious reception room with bay window to front and under-stairs storage.

### **KITCHEN**

With a range of wall and base units with sink, gas hob and oven. Space and plumbing for appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted cupboard.

### **BEDROOM 2**

A further good-sized bedroom.

### **BATHROOM**

White suite comprising WC, washbasin, and bath with shower above.

### **OUTSIDE**

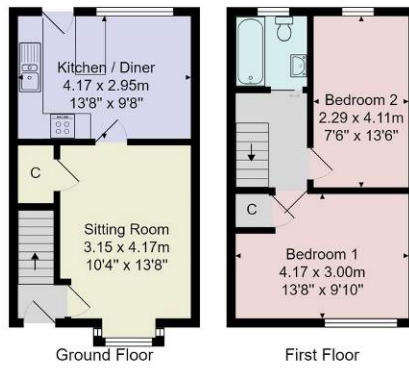
To the rear of the property there is a garden with patio and shed. The property also has the benefit of an allocated car parking space.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 61.4 m<sup>2</sup> ... 661 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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