



VERITY  
FREARSON

2 LONG CRAG VIEW, HARROGATE, HG3 2GJ

£525,000

## 2 LONG CRAG VIEW,

*Harrogate, HG3 2GJ*

**A spacious and well-presented four-bedroom detached property occupying a generous plot with attractive gardens, driveway and detached double garage. This impressive property occupies a particularly attractive plot, having an open aspect to the rear over the adjoining green space.**

The generous accommodation comprises two reception rooms, together with a kitchen, utility and downstairs WC, four bedrooms, bathroom and en-suite shower room. There is a driveway to the front which provides ample parking and leads to a detached double garage, whilst to the rear there is a good-sized garden.

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.

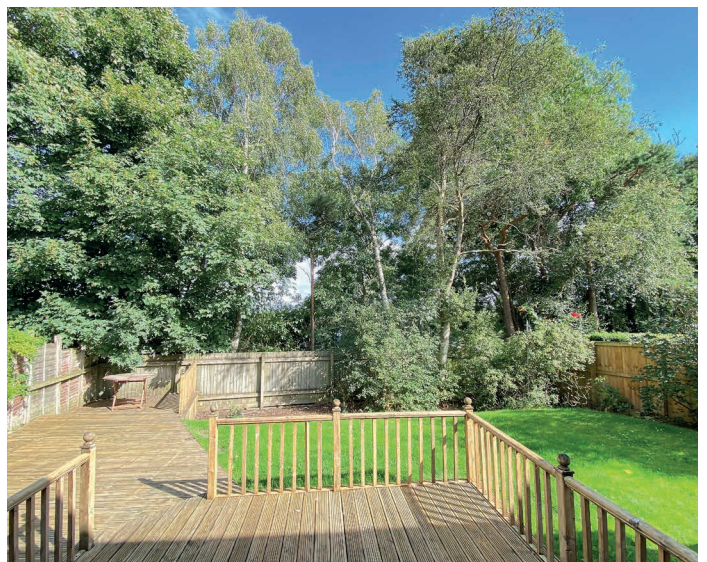


Sitting Room · Dining Room · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

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







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with feature fireplace with living- flame gas fire, windows to front and rear and glazed doors leading to the garden.

#### DINING ROOM

A further reception room with window to front.

#### KITCHEN

With a range of fitted wall and base units with gas hob and double oven. Integrated dishwasher and fridge. Windows overlooking the garden.

#### UTILITY ROOM

With fitted wall and base units with worktop and sink. Space and plumbing for washing machine and door to rear.

#### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR BEDROOMS

There are four bedrooms on the first floor, three of which have fitted wardrobes and the main bedroom has an en-suite shower room.

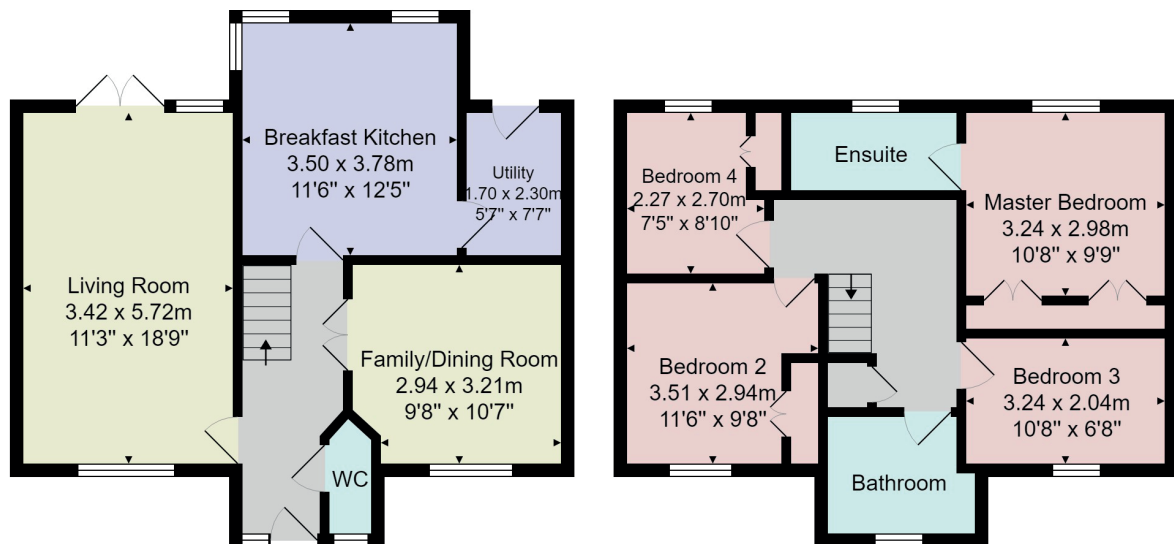
#### EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

#### BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

# FLOOR PLAN



Total Area: 110.7 m<sup>2</sup> ... 1191 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 ample off-street parking and leads to a detached double garage. To the rear of the property there is an attractive garden with lawn and extensive decked sitting area enjoying a delightful aspect to the rear over the adjoining green space.

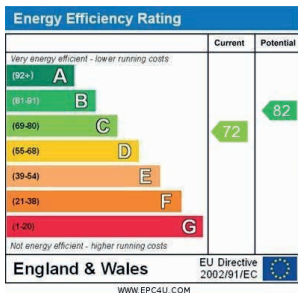
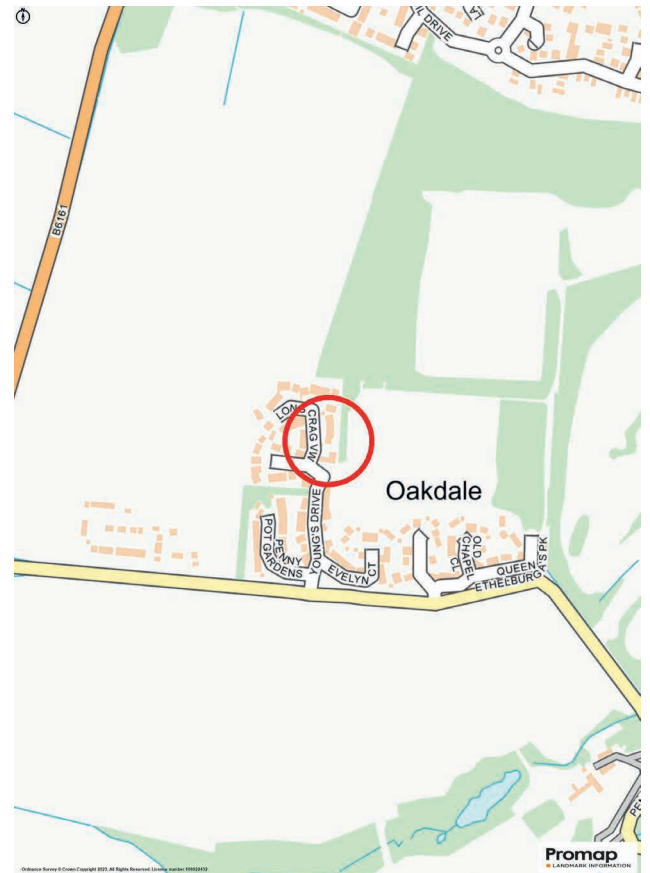
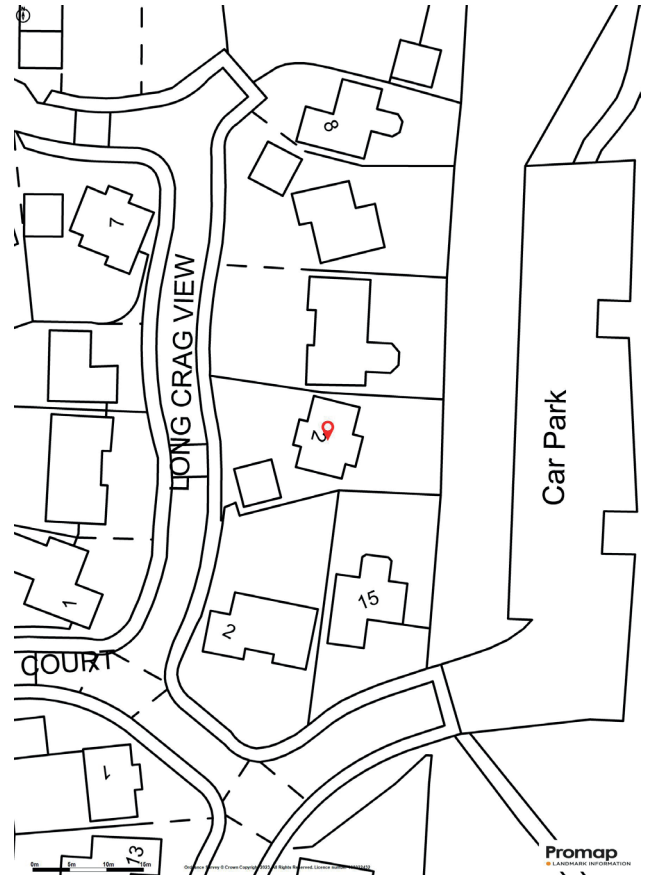
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Harrogate

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