



54 Hill Top Crescent, Harrogate, North Yorkshire, HG1 3BZ

£269,950

## 54 Hill Top Crescent, Harrogate, North Yorkshire, HG1 3BZ

---

A spacious and extended three-bedroom semi-detached property with an attractive garden and garage situated on a quiet, residential street close to local amenities.

---

This super family home offers well-maintained accommodation and comprises spacious extended living accommodation comprising a large sitting room, together with a separate dining room and kitchen, three bedrooms and a bathroom. The property has the benefit of a large garden to the rear with lawn, patio and garage.

The property is situated on a quiet, residential street, well served by local amenities, is just a short distance from Harrogate town centre and is also close to open countryside.





## **GROUND FLOOR RECEPTION HALL**

### **SITTING ROOM**

A spacious, extended reception room with glazed patio doors, leading to the garden and a wall-mounted living flame gas fire.

### **DINING ROOM**

Further reception room with bay window.

### **KITCHEN**

The kitchen comprises a range of fitted wall and base units with gas hob, integrated oven, integrated fridge and plumbing for a washing machine.

## **FIRST FLOOR BEDROOMS**

There are three bedrooms on the first floor, with the main bedroom having fitted wardrobes and a bay window.

### **BATHROOM**

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

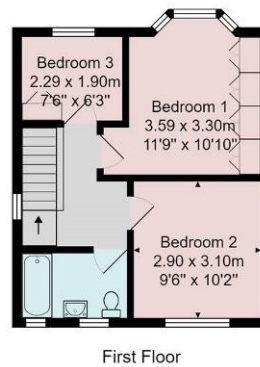
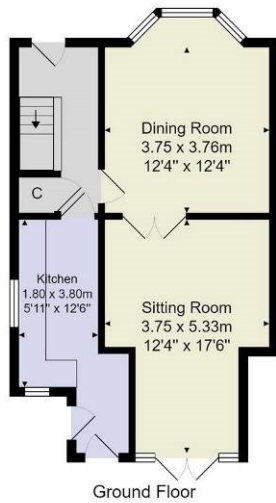
### **OUTSIDE**

A drive provides parking and lead to a detached garage with light and power. To the rear of the property there is an attractive garden with lawn, patio, well-stocked borders and greenhouse.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 85.7 m<sup>2</sup> ... 923 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk