



VERITY  
FREARSON

10 HORNBEAM CRESCENT, HARROGATE, HG2 8QA

OFFERS OVER £675,000



# 10 HORNBEAM CRESCENT,

*Harrogate, HG2 8QA*

**A fantastic opportunity to purchase a good-sized three-bedroom detached property occupying a large and attractive plot with a good-sized garden and bridge leading over a stream to a private woodland area.**

This individual property now provides buyers with an opportunity to update and modernised accommodation to suit their own requirements whilst providing generous accommodation, comprising two reception rooms, a kitchen and downstairs WC, together with three good-sized bedrooms and a bathroom. A particular feature of the property is the large and attractive garden with access across a stream to a private woodland area.

This delightful property is situated in a popular and convenient location on the south side of Harrogate, well served by local amenities and popular schooling and within a few minutes' walk of Hornbeam Park railway station, which provides easy access to York, Harrogate town centre and Leeds. Offered for sale with no onward chain.



Sitting Room · Dining Room · Kitchen · Cloakroom

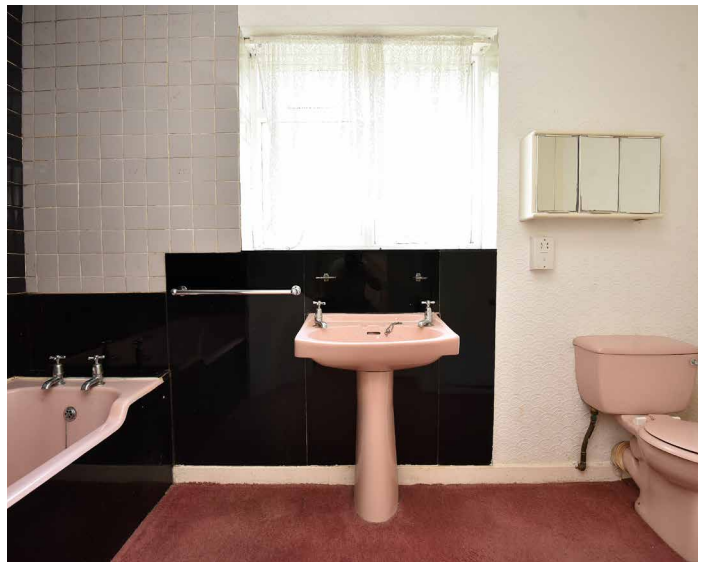
3 Bedrooms · Bathroom

Off-Road Parking · Garage · Attractive Garden













## ACCOMMODATION

### **GROUND FLOOR RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with windows to the front and rear enjoying a delightful aspect over the garden. Tiled feature fireplace.

#### **DINING ROOM**

A further reception room with window to front and fireplace with gas fire.

#### **KITCHEN**

With a range of fitted units and space for appliances. Larder cupboard.

#### **CLOAKROOM**

With WC and washbasin.

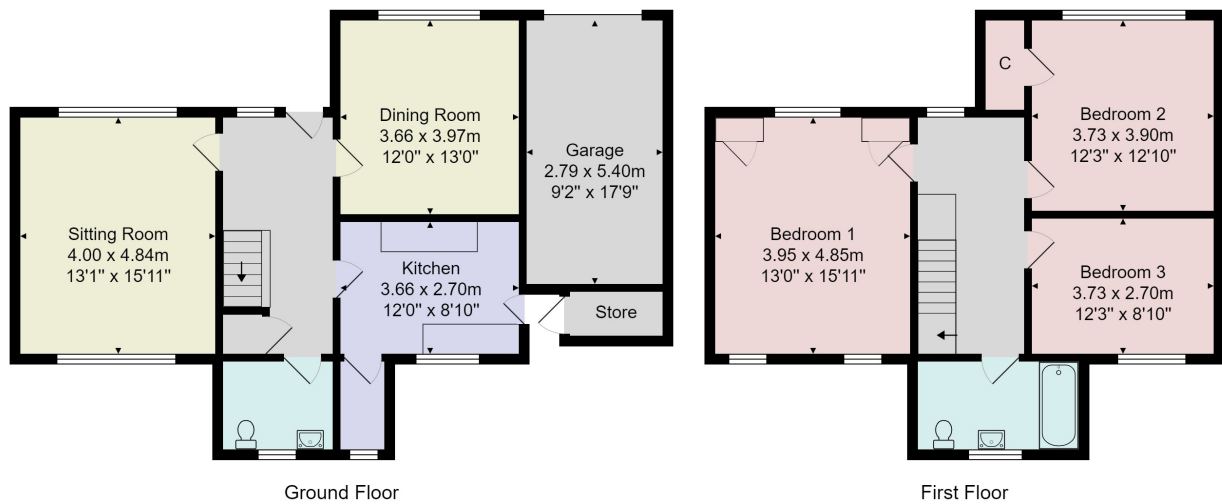
### **FIRST FLOOR BEDROOMS**

There are three very good-sized double bedrooms.

#### **BATHROOM**

With WC, washbasin and bath.

# FLOOR PLAN



Total Area: 146.5 m<sup>2</sup> ... 1577 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.



**Outside**

A driveway provides parking and leads to a garage. To the rear of the property there is a large and attractive garden with lawn and mature, planted borders and fruit trees. A wooden bridge leads over a stream and to a further woodland garden area.

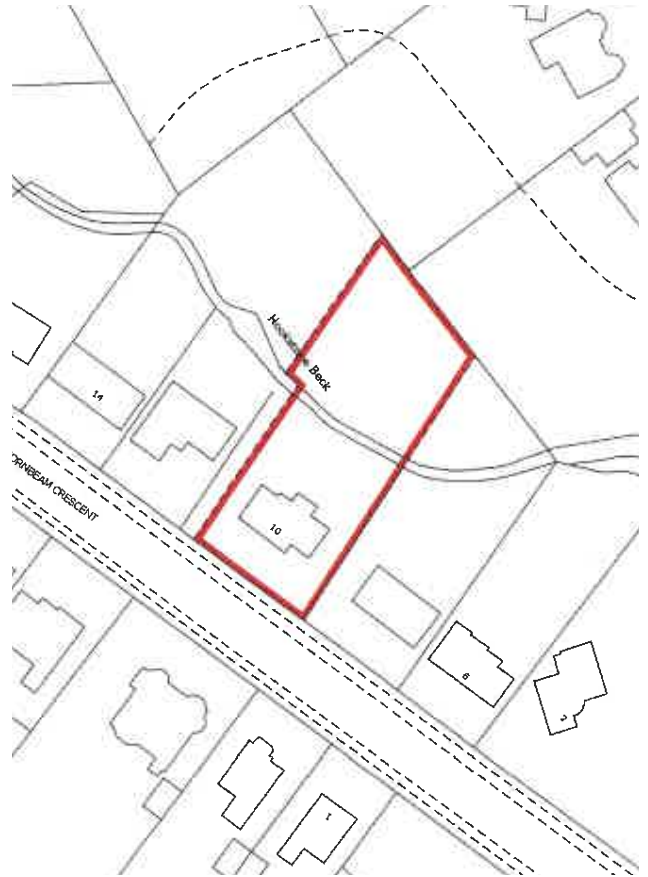
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk







VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)