



VERITY
FREARSON

3 BELGRAVE CRESCENT, HARROGATE, HG2 8HZ

OFFERS OVER £875,000

3 BELGRAVE CRESCENT,

Harrogate, HG2 8HZ

A beautifully presented four-bedroom semi-detached house situated in this desirable position on the south side of Harrogate, close to the famous 200-acre Harrogate Stray and within easy walking distance of the town centre.

This super property is appointed to a high standard and provides generous accommodation with two reception rooms, stunning living kitchen incorporating generous kitchen, living and dining areas, a cloakroom and utility, four double bedrooms and two bathrooms. A driveway provides ample off-road parking and there is an attractive southwest-facing garden. An internal inspection is strongly recommended to appreciate this exceptional home.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · Bathroom · Shower Room / Wet Room

Ample Off-Road Parking · Garage · Southwest-Facing Lawned Garden







ACCOMMODATION

GROUND FLOOR

SPACIOUS RECEPTION HALL

Window to front, central heating radiator, coats / storage cupboard and under-stairs cupboard.

SITTING ROOM

A spacious reception room with bay window to front, central heating radiator, built-in shelving and cupboards. Fireplace for an open fire.

DINING ROOM

A further reception room with bay window to rear, built-in shelving and cupboards. Fireplace with wood-burning stove. Central heating radiator.

LIVING KITCHEN

A bespoke Neptune kitchen fitted with a range of wall and base units and marble worktops with glass splashbacks. Five-ring gas hob with extractor above, two Siemens ovens, two integrated fridges and dishwasher. Cast-iron radiator. Windows to front, lantern window and bi-folding doors to rear. The kitchen also has hot-water

under-floor heating that extends into the utility room and the cloakroom.

UTILITY ROOM

With further work surfaces and base units with space for appliances below. Window to rear.

CLOAKROOM

White suite with low-flush WC and washbasin. Central heating radiator and window to side.

FIRST FLOOR

LANDING

Stained-glass window to side. Central heating radiator. Access to large half-boarded loft space via pull-down ladder.

BEDROOM 1

Bay window to front, central heating radiator and bank of built-in wardrobes.

BEDROOM 2

Bay window to rear, central heating radiator and bank of built-in wardrobes. With air conditioning unit.

BEDROOM 3

Windows to side and rear and central heating radiator.

BEDROOM 4

Window to front and central heating radiator and fitted wardrobe.

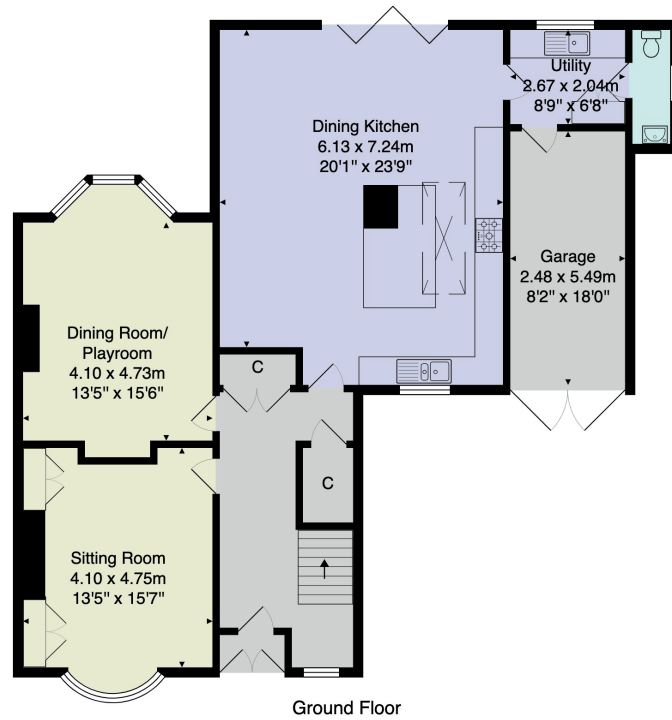
BATHROOM

Modern white suite comprising wall-mounted washbasin, low-level washbasin, and bath with shower above. Window to side and heated towel rail. Electric under-floor heating.

SHOWER ROOM / WET ROOM

Low-flush WC, washbasin and shower. Mirrored cabinet above the washbasin, window to side and heated towel rail. Electric under-floor heating.

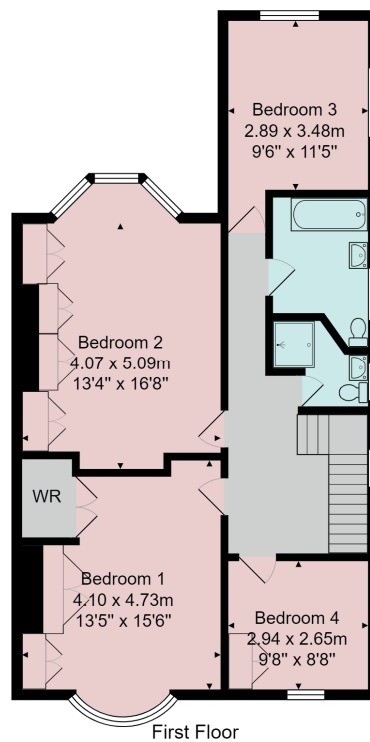
FLOOR PLAN



Total Area: 213.9 m² ... 2303 ft²

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 resin driveway to the front provides ample off-road parking for two cars and gives access to a single garage. To the rear there is a stunning enclosed garden with southwest-facing aspect featuring mature planted borders, lawned garden and paved sitting areas.

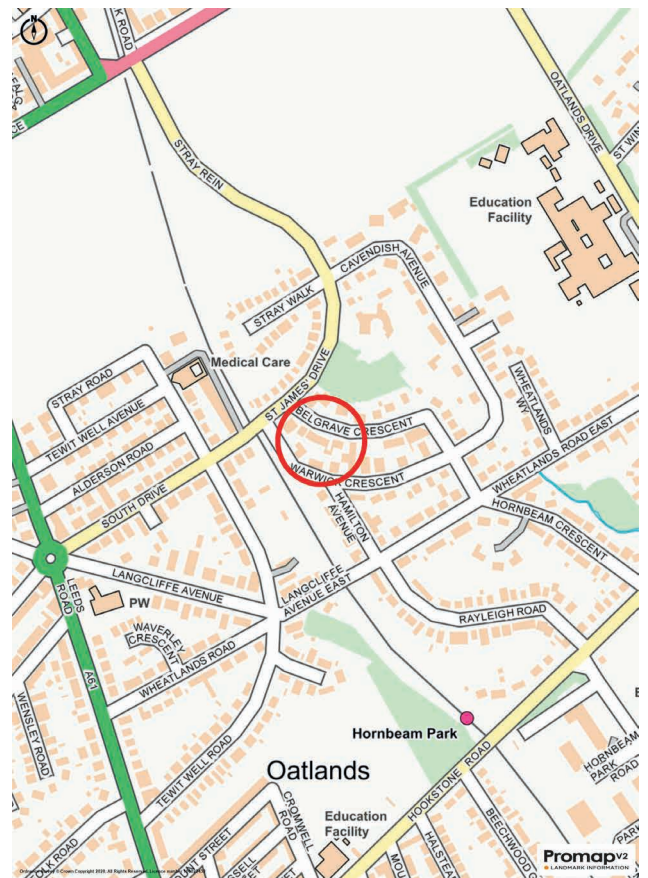
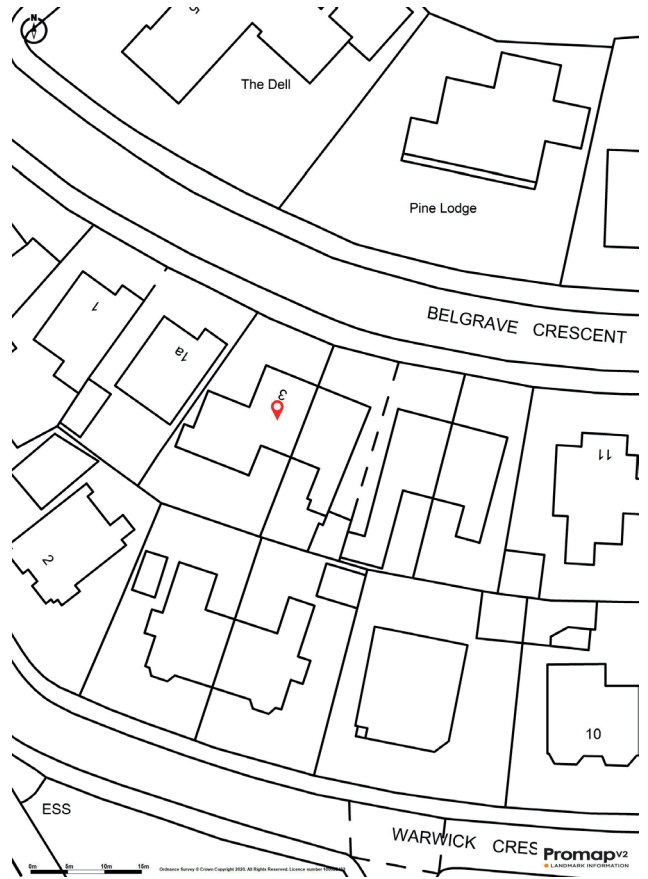
Services

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		
(55-68)		
D		
(39-54)	61	79
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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