



LONG CRAG VIEW, HARROGATE



A charming detached family home perfectly placed on a private plot.

A beautifully appointed detached family home boasting a generous and private plot. Tucked away at the end of a quiet cul-de-sac on the ever-popular Queen Ethelburger's estate, whilst within easy reach of Harrogate town centre and catchment for Western Primary School (OFSTED Outstanding).

Upon entry is a bright and spacious entrance hall with WC/cloakroom.

To the left of the hallway is a generous sitting room with open working fire and french doors lead out to the private garden.

To the right of the hallway is an open planning dining kitchen sitting room with modern style units, breakfast bar, integrated appliances and plenty of room for a large dining table. Separate utility with access to the garden.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
F

EPC Rating
C





Property Description.

To the first floor is a large landing area which connects perfectly to all four of the bedrooms and a house bathroom.

The master bedroom has a full wall of fitted wardrobes and an en-suite showeroom. The second bedroom is equally as big again with built in wardrobes.

There are two further double bedrooms – one with built in wardrobes and a good-sized house bathroom.

Outside to the front of the property is a lawned garden and driveway for numerous cars leading to a double garage with power.

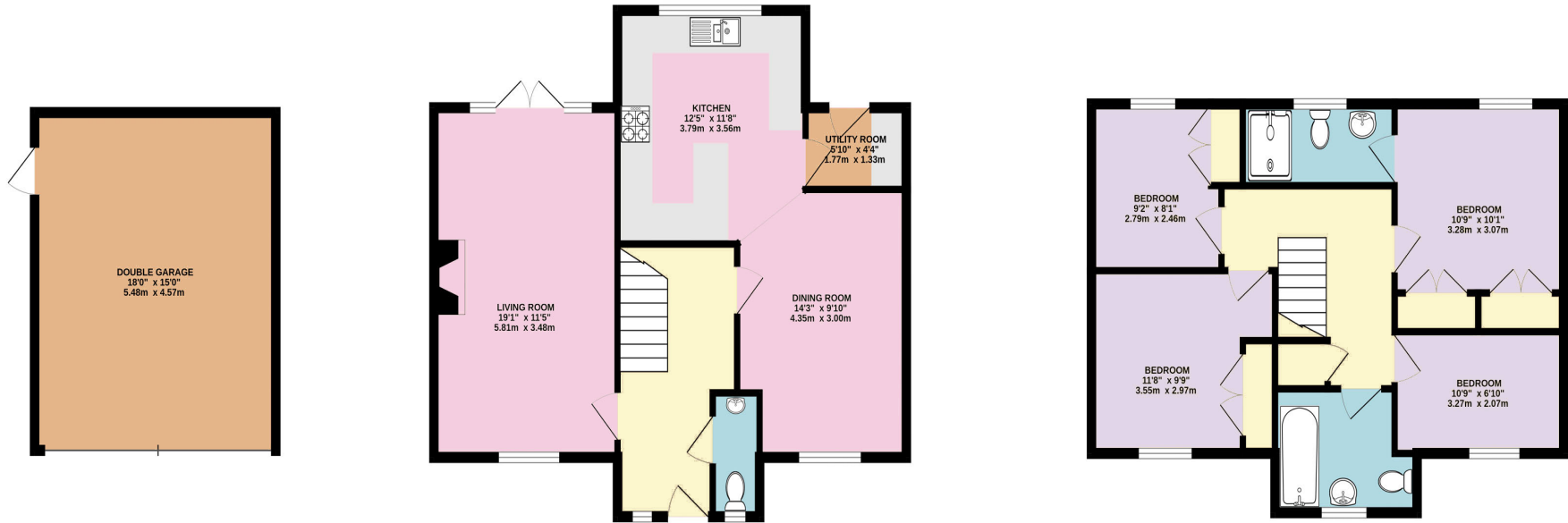
The private and generous garden lies to the rear and side of the property and is fully enclosed with perfectly placed patio seating, level lawn with established mature tree lined boundaries providing a high degree of privacy – an ideal place for outdoor activities and hosting garden parties with friends and family.

Accessed via a quiet cul-de-sac, Birk Crag Court is superbly situated in a popular location within easy reach of Harrogate Town centre, within the catchment area for Western Primary School, just a 20-minute walk from the Valley Gardens and a six-minute drive from the popular Cold Bath Road. For those that look to enjoy the countryside this property offers both lifestyles and you can be out onto open fields with a matter of minutes.

Services

We are advised the property has mains gas - mains electric and mains drainage.





TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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