

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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20 Skipton Crescent, Harrogate, North Yorkshire, HG1 3HA

£350,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

20 Skipton Crescent, Harrogate, North Yorkshire, HG1 3HA

A spacious and beautifully presented three-bedroom semi-detached house with stunning open plan dining kitchen and large garden, driveway, and garage.

This impressive property has been modernised and refurbished to a high standard by the current owners in recent years. On the ground floor there is an impressive open-plan living area and kitchen, together with a separate sitting room with wood-burning stove, and cloakroom. On the first floor there is a modern bathroom with free-standing bath and large shower, and three good-sized bedrooms. A particular feature of the property is the large and attractive rear garden which has a lawn, planted borders and patio. There is also a generous driveway and single garage.

Skipton Crescent is a quiet residential street on the north side of Harrogate, well served by local amenities and just a short distance from Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

A large reception hallway with tiled flooring.

SITTING ROOM

A spacious reception room with bay window, fitted shelving, cabinets, and wood-burning stove.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning open-plan living kitchen with sitting and dining areas and glazed doors leading to the garden. There is a stylish fitted kitchen with modern wall and base units with quartz, worktop and island. Range cooker and integrated washing machine. Stone-tiled flooring.



FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and feature fireplace.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further good-sized bedroom.



BATHROOM

White suite comprising WC, washbasin, free-standing bath, and large walk-in shower. Heated towel rail. Tiled walls and floor.

OUTSIDE

A drive provides parking and leads to a single garage. There is a large rear garden with lawn, planted borders, patio and shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 96.5 m² ... 1039 ft² (excluding garage)
 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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