



VERITY
FREARSON

24 WAYSIDE CRESCENT, HARROGATE, HG2 8NJ

OFFERS OVER £685,000

24 WAYSIDE CRESCENT,

Harrogate, HG2 8NJ

A very spacious and beautifully presented four-bedroomed semi-detached family home in this sought-after location, close to excellent schools and the Stray. This superb property has been extended to reveal generous accommodation, with two reception rooms plus a stunning open plan dining-kitchen and orangery extension. There is also a large boot room/utility and downstairs WC.

On the upper floors there are four good sized bedrooms, a bathroom, ensuite shower room and ensuite WC. The property has the advantage of a driveway, garage/store and larger-than-average lawned rear garden. Wayside Crescent is a quiet, sought-after residential street close to excellent local amenities, including shops, schools and the Stray, and just a short distance from Harrogate town centre.



Sitting Room · Family Room · Dining Kitchen · Orangery · Boot Room · WC

4 Bedrooms · Ensuite WC · Ensuite Shower Room · Family Bathroom

Off-Road Parking · Garage · Large Garden







ACCOMMODATION

GROUND FLOOR

BOOT ROOM

A large boot room and utility provides a spacious entrance to the property. The utility area has fitted worktop and sink and space for washing machine and tumble dryer.

SITTING ROOM

A spacious reception room with bay window to front with fitted shutters and attractive stone fireplace with living flame gas fire.

FAMILY ROOM

A further reception room with window to front with fitted shutters.

CLOAKROOM

With WC and basin.

DINING KITCHEN

A stunning open plan kitchen and dining area with glazed bi folding doors leading to the Orangery. The kitchen comprises a stylish range of fitted units with range cooker, integrated wine fridge, dishwasher and washing machine. Sink with boiling water tap.

ORANGERY

Providing further sitting area with windows and glass, sliding doors overlooking the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front with fitted shutters. Fitted wardrobes and clothes storage.

ENSUITE

A modern white suite with WC, basin set within a vanity unit and shower. Heated towel rail.

BEDROOM 2

A double bedroom with window to front with fitted shutters and ornamental fireplace.

ENSUITE WC

With WC and basin set within a vanity unit.

BEDROOM 3

A further good sized double bedroom with bay window to front and fitted shutters.

BATHROOM

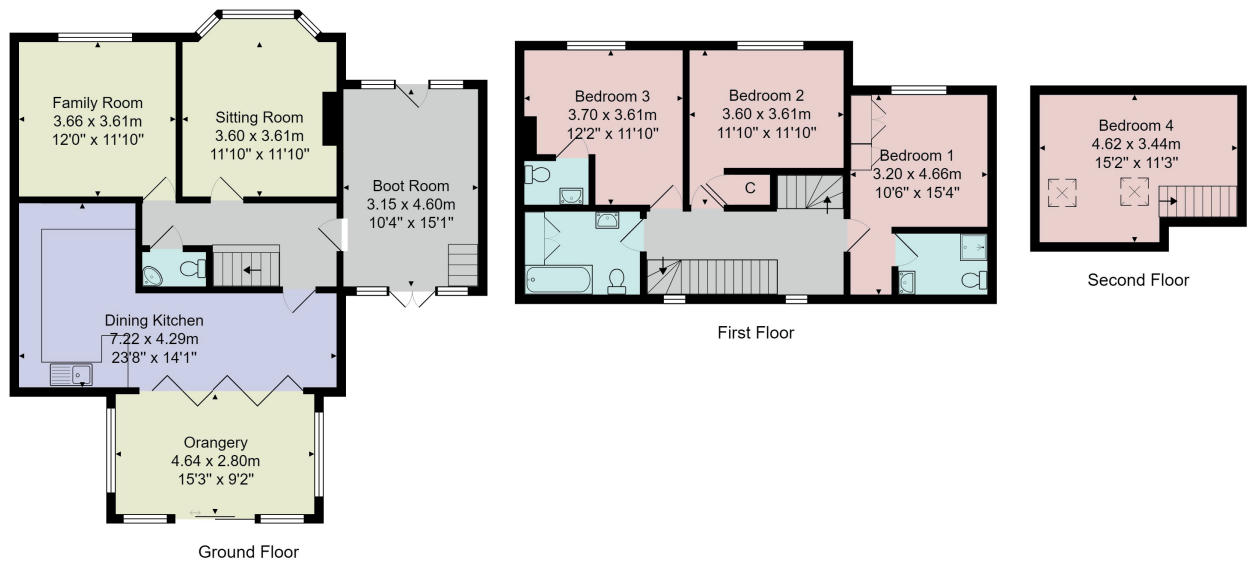
White suite comprising WC, basin and bath with shower above. Airing cupboard. Tiled walls and floor. Heated towel rail.

SECOND FLOOR

BEDROOM 4

A double bedroom with skylight windows and fitted storage.

FLOOR PLAN



Ground Floor

First Floor

Second Floor

Total Area: 163.0 m² ... 1755 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

The driveway provides parking. There is a large and attractive rear garden with lawn, planted borders and paved sitting areas. A single garage provide useful storage space.

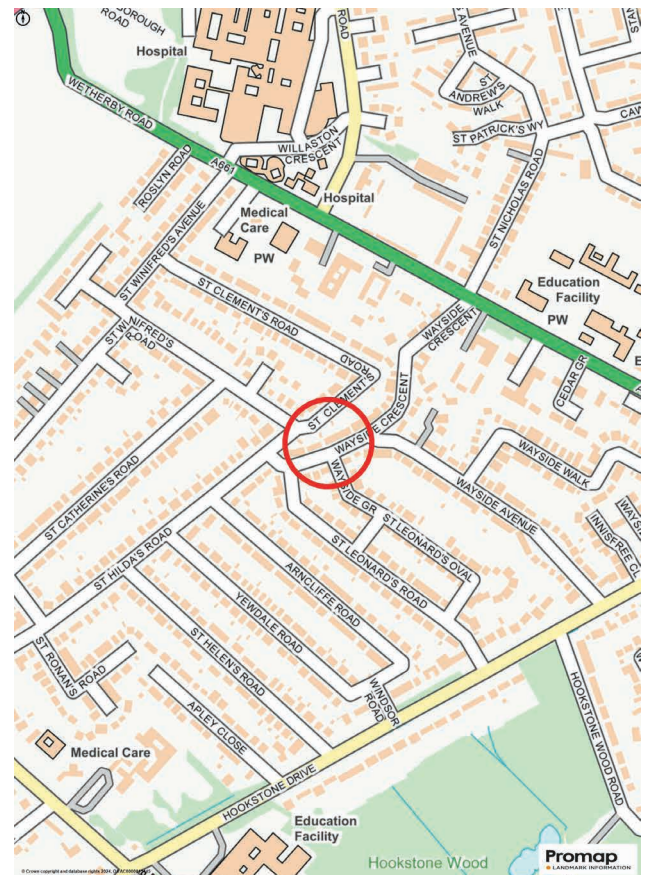
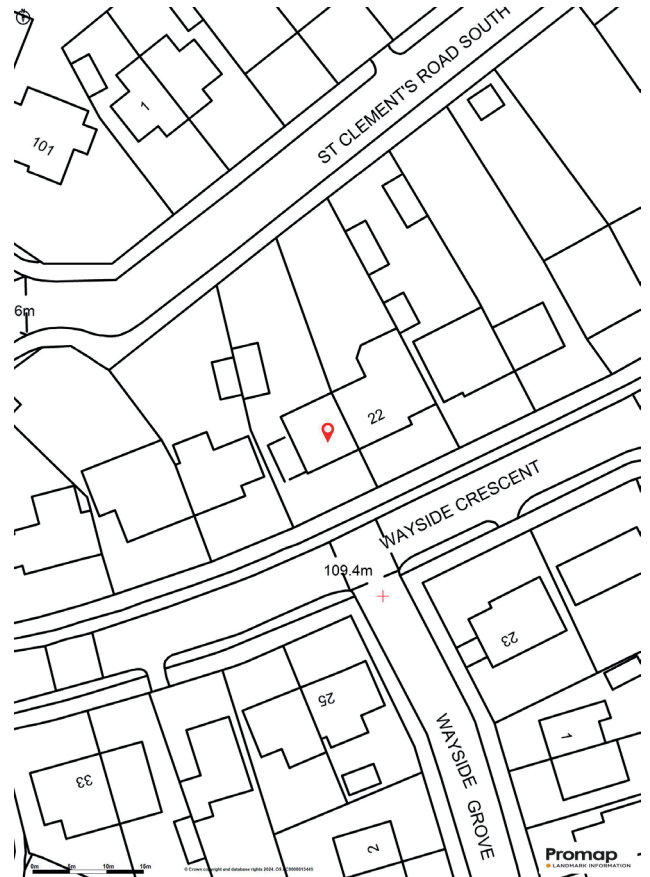
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (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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