



VERITY  
FREARSON

18 HORNBEAM CRESCENT, HARROGATE, HG2 8QA

GUIDE PRICE £950,000



# 18 HORNBEAM CRESCENT,

*Harrogate, HG2 8QA*

**A beautifully presented property providing high quality, spacious and flexible accommodation appointed to a high standard, occupying a most generous plot with mature gardens and woodland situated in this most sought-after Harrogate location.**

This excellent property provides accommodation which has been comprehensively updated and modernised to a high standard in recent years. The house has a stunning, open-plan, bespoke kitchen and dining area, a separate sitting room and downstairs WC, together with four bedrooms and a bathroom.

The lower ground floor is home to the utility room and cinema/play room.

To the rear of the property there is a self-unit / additional living accommodation, ideal for those who require self-contained accommodation within the grounds of the main property and could be used by a dependant relative or as additional living space.



Dining Kitchen · Sitting Room · Basement Room with Cinema · Office

4 Bedrooms · Bathroom

Off-Road Parking · Separate Self Contained Unit · Large Garden











## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL** **DINING KITCHEN**

With a spacious dining area with windows to three sides. The quality fitted kitchen, by Interiors of Harrogate, comprises a range of bespoke wall and base units with worktop and breakfast bar. There is space for a range cooker together with an integrated fridge/freezer.

### **SITTING ROOM**

A spacious reception room with windows to front and side and glazed patio doors leading to the garden. Esse wood-burning stove.

### **BEDROOM 4**

A double bedroom or a potential extra reception room with windows to three sides.

### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOM 1**

A double bedroom with windows to front and side.

### **BEDROOM 2**

A double bedroom with window to front.

### **BEDROOM 3**

A further bedroom, currently used as a dressing room, with skylight windows.

### **BATHROOM**

A modern white suite with WC, washbasin, bath and large walk-in shower. Heated towel rail. Window to rear.

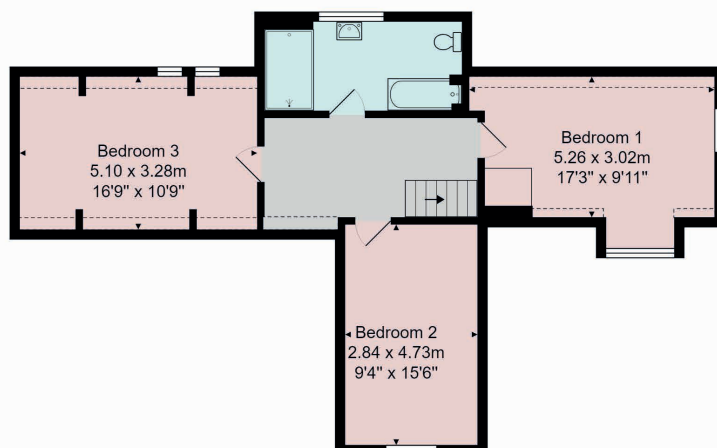
### **LOWER GROUND FLOOR**

Stairs from the kitchen lead to the lower ground floor, where there is a large utility area with space and plumbing for a washing machine and tumble dryer. There is a basement room that provides useful accommodation currently set up as a cinema/playroom.

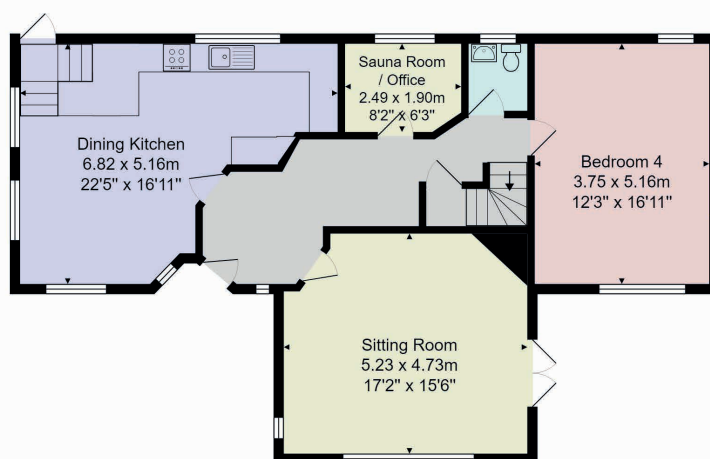
### **SEPARATE SELF-CONTAINED UNIT / LIVING ACCOMMODATION**

Within the grounds of the property, there is a self-contained self-contained unit / living accommodation comprising a large open plan living/bedroom area and kitchen with a range of stylish fitted kitchen units with electric hob, oven and integrated fridge and modern shower room. Glazed doors lead to a decked sitting area.

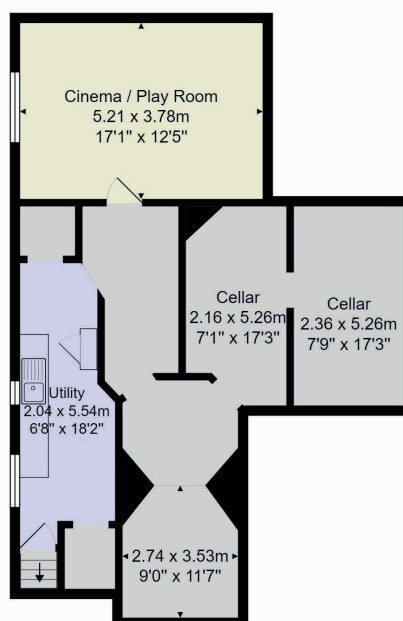
# FLOOR PLAN



First Floor



Ground Floor



Lower Ground Floor

Total Area: 237.2 m<sup>2</sup> ... 2554 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.  
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**Outside**

The property occupies a most generous plot with mature wrap-around gardens surrounding the property. A bridge over a stream at the end of the garden leads to a further lawn and woodland area. A drive provides ample off-road parking.

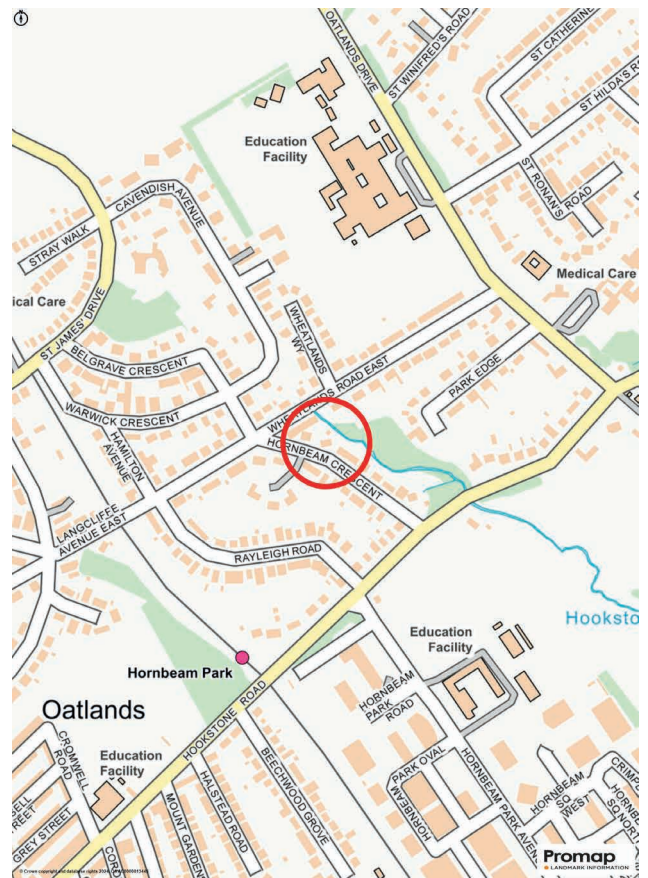
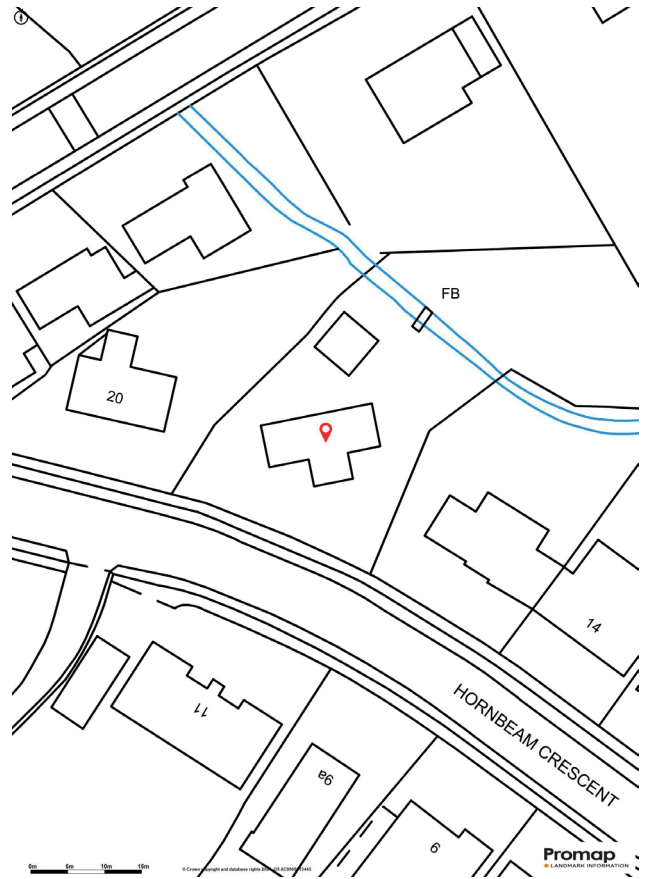
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	81
(39-54)	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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