

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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26 Nunnington Crescent, Harrogate, North Yorkshire, HG3 2UW

**£230,000**

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 26 Nunnington Crescent, Harrogate, North Yorkshire, HG3 2UW

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A well presented two bedroomed semi-detached house with attractive garden, drive and garage situated in this quiet position close to local amenities.

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This super property comprises a sitting room and dining kitchen together with two good sized bedrooms and a modern bathroom. A driveway provides parking and leads to a single garage and there is an attractive rear garden with paved and decked sitting areas.

Nunnington Crescent is a quiet residential street close to open countryside and well served by local amenities and is just a short distance from Harrogate to town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with gas fire.

### **DINING KITCHEN**

With space for dining table and door leading to the garden. The kitchen comprises a range of fitted units with space and plumbing for appliances.

## **FIRST FLOOR**

### **BATHROOM**

A white suite with WC, basin and bath with. Tiled walls and floor.

### **BEDROOMS**

There are two good sized bedrooms on the first floor. The main bedroom has fitted wardrobes and cupboard.

### **LOFT**

There is access to a part boarded loft where there is excellent storage space.

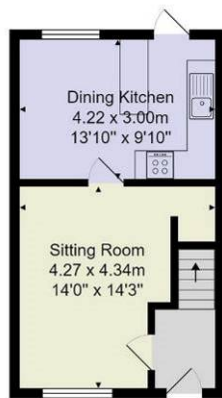
### **OUTSIDE**

A drive provides parking and lead to a garage. There is an attractive garden with planted borders and paved and decked areas.

**Council Tax: B**

**Freehold**





Ground Floor



First Floor

Total Area: 63.3 m<sup>2</sup> ... 681 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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>			
<small>EU Directive 2002/91/EC</small>			
<small>WWW.EPC4U.COM</small>			