



VERITY  
FREARSON

18 WESTMINSTER CRESCENT, BURN BRIDGE, HG3 1LY

£695,000

# 18 WESTMINSTER CRESCENT,

*Burn Bridge, HG3 1LY*

**A fantastic opportunity to purchase a four-bedroom detached property with attractive gardens and a delightful outlook over the surrounding woodland, situated within this popular village on the south side of Harrogate.**

This well-presented property provides impressive accommodation comprising a sitting room, stunning open-plan kitchen and living / dining area, enjoying a delightful outlook over the rear garden. There is also a downstairs WC and integral garage with utility area. Upstairs, there are four good-sized bedrooms and a modern bathroom.

The property occupies a generous plot with attractive lawn gardens to the front and rear together with a delightful patio entertaining space enjoying a superb private outlook to the rear over the adjoining woodland.

This delightful family home is situated in a picturesque position along a quiet residential street, adjoining woodland within the popular village of Burn Bridge, which is well served by local amenities, including the Black Swan public house, Pannal Primary School and railway station.



Living Kitchen · Sitting Room · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Garage/Utility · Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### LIVING KITCHEN

With a spacious dining area and kitchen with a range of modern fitted units, worktop and breakfast bar. Induction hob and double oven, integrated fridge / freezer and dishwasher. Open plan to additional sitting area with full-height windows, glazed bi-folding doors and glass roof enjoying a delightful outlook over the garden and woodland beyond.

#### SITTING ROOM

A spacious reception room. Wood burning stove.

#### CLOAKROOM

With WC and washbasin.

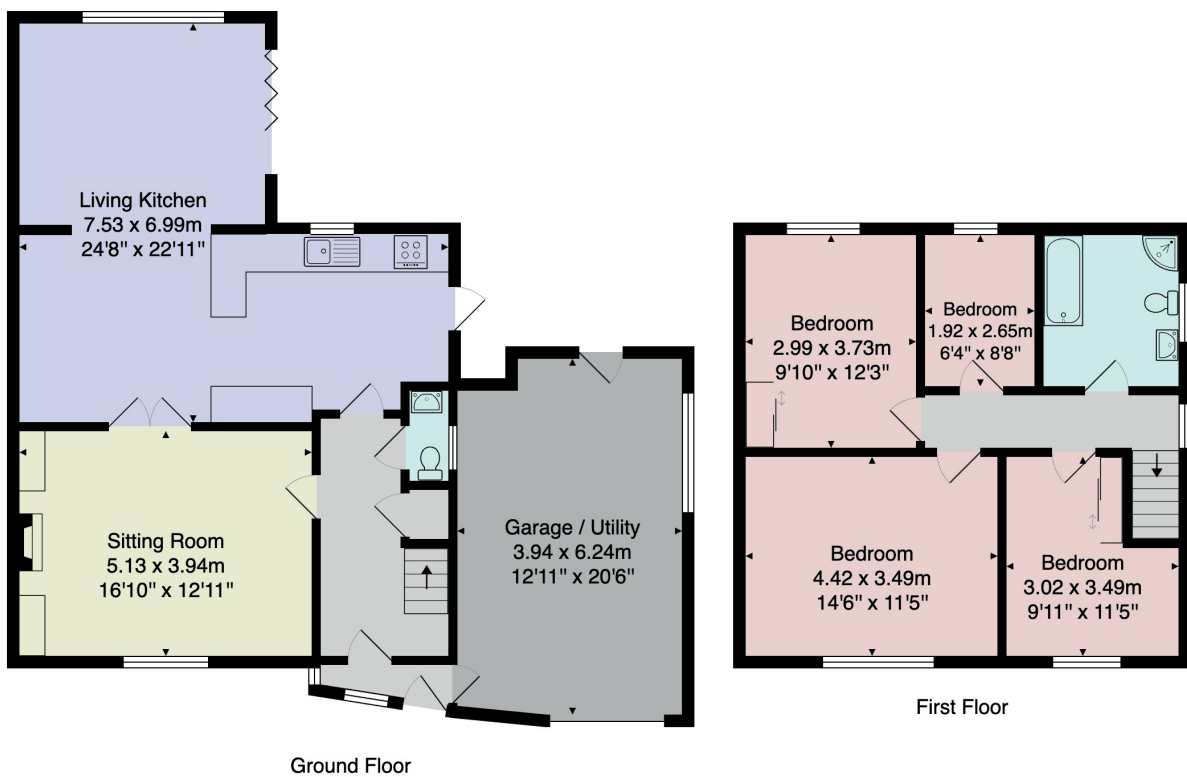
### FIRST FLOOR

There are four good-sized bedrooms on the first floor.

#### BATHROOM

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

# FLOOR PLAN



Total Area: 129.2 m<sup>2</sup> ... 1390 ft<sup>2</sup> (excluding garage / utility)  
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**

A driveway provides parking and leads to a single garage with sink and utility area with plumbing for washing machine. Good-sized front garden with lawn and further rear garden with lawn, patio enjoy delightful outlook over joining woodland.

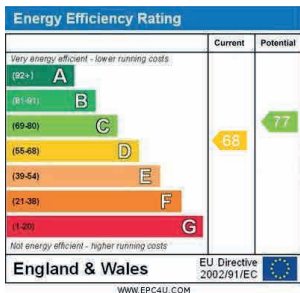
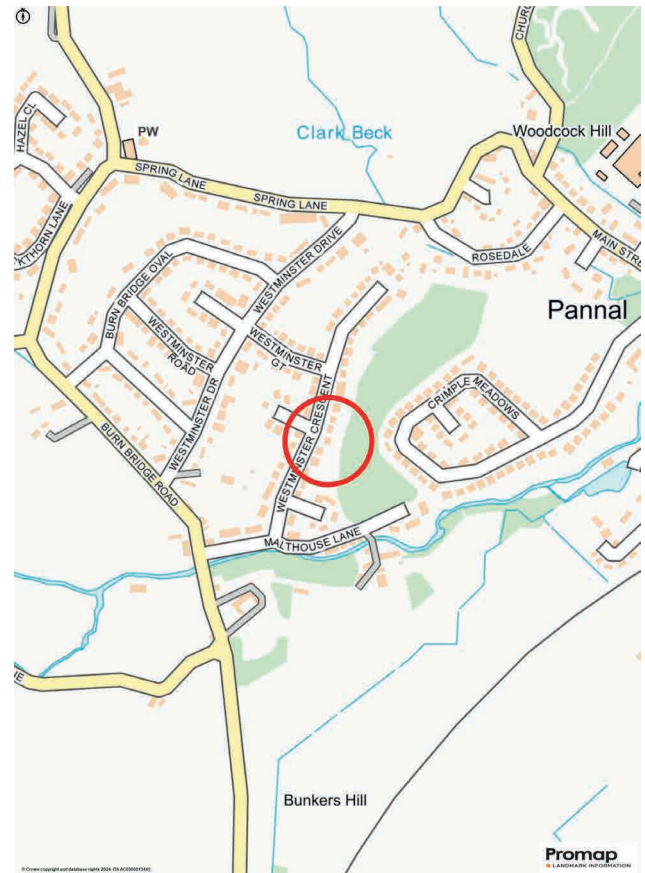
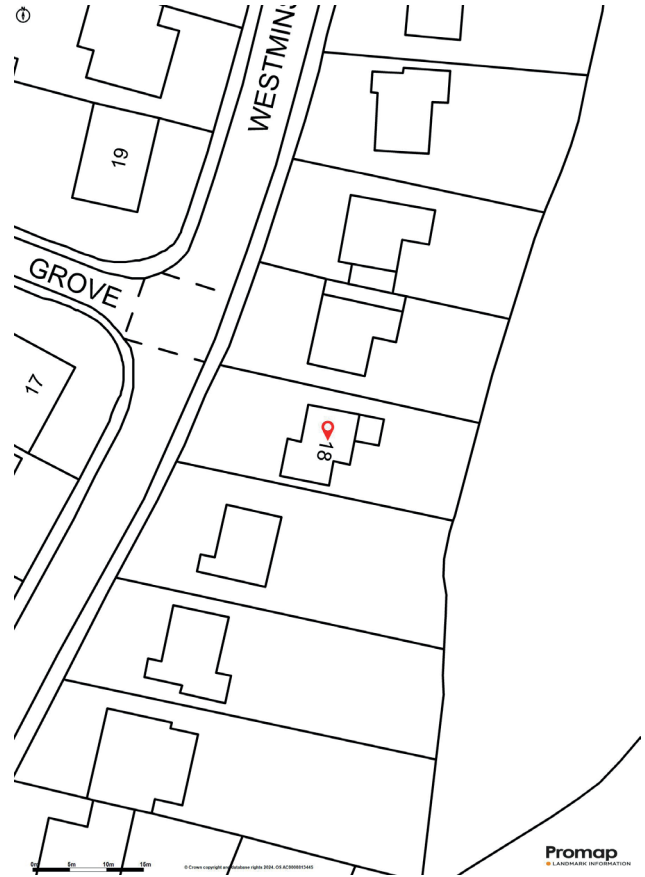
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Harrogate

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