



37 HARLOW CRESCENT

OFFERS OVER £300,000



Fantastic family home to the favoured south side of Harrogate.

37 Harlow Crescent is a fantastic three-bedroom semi-detached family home in one of Harrogate's most sought-after locations.

Located on a quiet residential street to the favoured South side and within level walking distance of Harrogate Grammar School, Rossett School and Ashville College, excellent transport links and a wide range of amenities – this family home offers a fantastic lifestyle for any potential buyer.

Although clearly loved by the current owner this excellent property would now benefit from some updating throughout, making it the perfect choice for somebody seeking a home that caters to both their current needs and future possibilities.

The light and spacious accommodation is arranged over two floors and in brief comprises a welcoming reception hall, generous sitting room with large bay window overlooking the front garden, adjacent dining/sitting room with separate kitchen and sliding doors out to a generous private rear garden.



Tenure
Freehold

Local Authority
NYCC

Council Tax Band
C

EPC Rating
TBC





Accommodation continued...

To the first floor there are two double bedrooms, a good sized single third bedroom, and a fully tiled house bathroom with a white suite and shower over the bath.

Outside, there is a pretty front garden, generous parking area and detached garage to the side of the house, and a large rear garden. This fully enclosed space offers a sizable, paved terrace directly off the kitchen with steps down to a level lawned garden area.

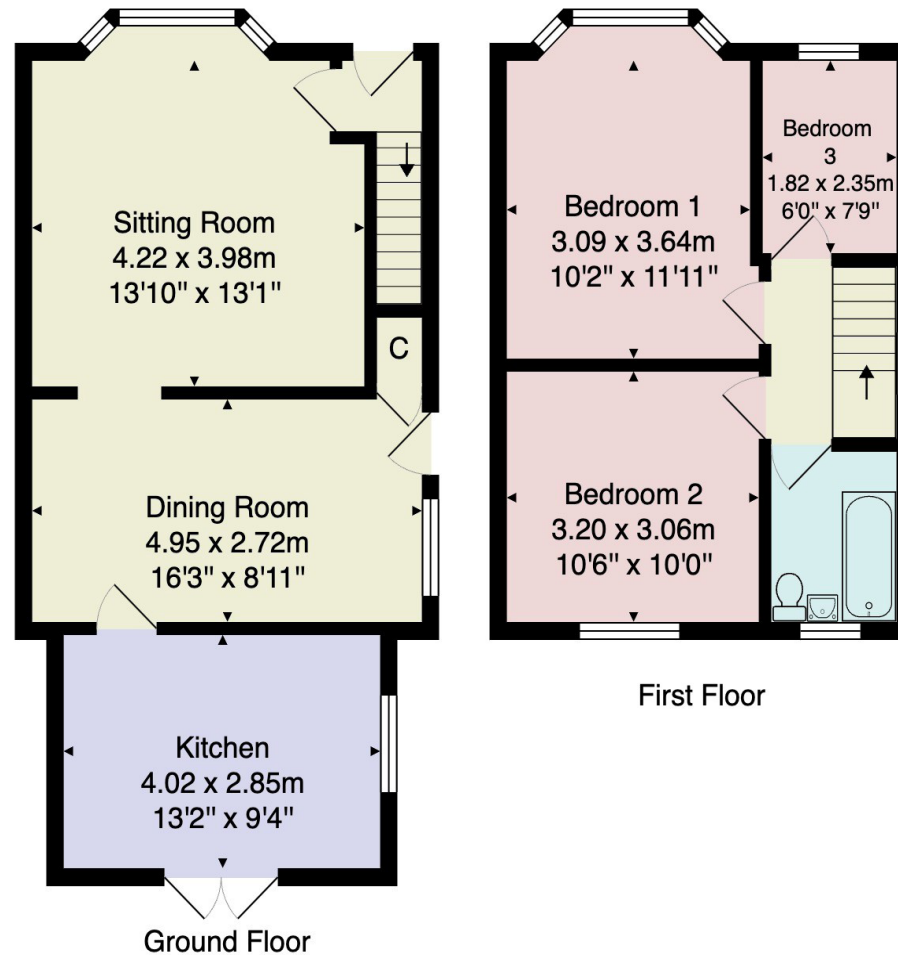
Services

We are advised the property is connected to mains water, electricity and drainage. Mains gas fired central heating is also installed.

Location - HG2 0AJ

Harlow Crescent is situated on the sought-after south side of Harrogate and is ideally placed for commuting to Leeds whilst being close to excellent schools and within easy reach of the Stray and town centre. Harrogate is a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, renowned private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The railway stations at both Hornbeam and Pannal connect directly with mainline stations in Leeds and York and provide easy access to London Kings Cross and Edinburgh.





Total Area: 81.6 m² ... 878 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated November 2024. Photographs dated November 2024.

North Residential is the trading name of North Residential Estate Agents Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

