



VERITY
FREARSON

19 WORDSWORTH CRESCENT, HARROGATE, HG2 0HL

£600,000

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Harrogate, HG2 0HL

A fantastic opportunity to purchase a substantial home which has been extended to provide a stunning open-plan kitchen and living area with the rare benefit of a large and private garden, driveway and garage, in this highly desirable area just off Cold Bath Road on the south side of Harrogate.

This superb property is set well back from the road and provides spacious accommodation with hallway, sitting room, cloakroom and stunning open-plan living kitchen with modern fitting and glazed bi-folding doors leading to the garden. On the first floor there are three good-sized bedrooms and a bathroom. The property has potential to be further extended, having planning permission in place to build a two story side extension to create additional living space, bedroom and bathroom. A particular feature of this property is the large and attractive garden to the rear and there is also a generous driveway and single garage.

The property is situated in this attractive location on Wordsworth Crescent, just a stone's throw from Harrogate Grammar School, close to the many local amenities on Cold Bath Road, Western Primary School and a parade of shops and just a short walk from the Valley Gardens, the Stray and Harrogate town centre.



Sitting Room · Living Kitchen · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Large Garden · Planning Permission To Extend The Property







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with feature fireplace with open fire.

CLOAKROOM

With WC and basin.

LIVING KITCHEN

A stunning open-plan kitchen and living space with space for sitting and dining areas and glazed bi-folding doors leading to the sun terrace and garden. The kitchen comprises a range of stylish fitted units with quartz worktop, island and breakfast bar. Integrated dishwasher and fridge / freezer and space for a large range cooker.

FIRST FLOOR BEDROOMS

There are three very good-sized bedrooms on the first floor. The larger two bedrooms have fitted wardrobes.

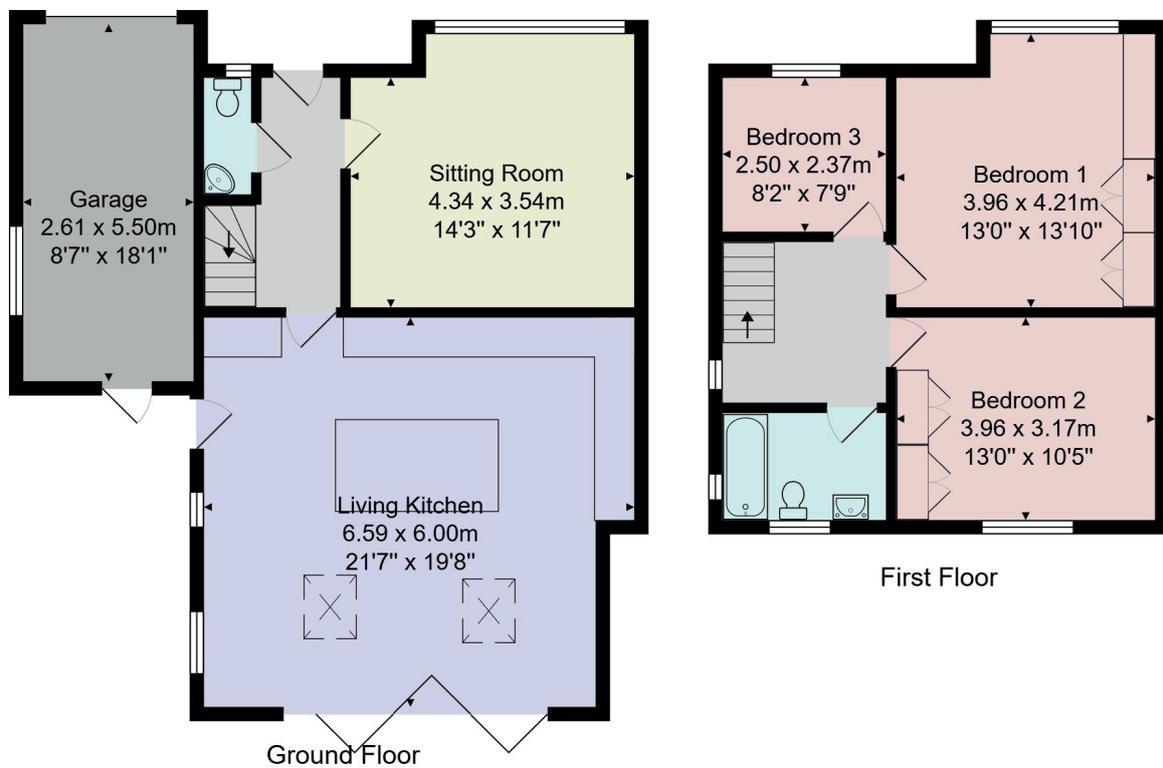
BATHROOM

A white suite comprising WC, washbasin, and bath with shower above.

LOFT

A useful boarded loft space, ideal for storage purposes.

FLOOR PLAN



Total Area: 126.2 m² ... 1359 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

A driveway provides parking and leads to a single garage with light, power and plumbing for a washing machine. The property occupies a particularly generous plot having an attractive front garden and a large rear garden with lawn, mature planted borders and extensive decked sitting areas.

Agent's Notes

The property has planning permission granted to extend the property further. The plans include building a double story extension to the side which would create an additional living room on the ground floor, utility and new garage, as well as an additional bedroom and bathroom.

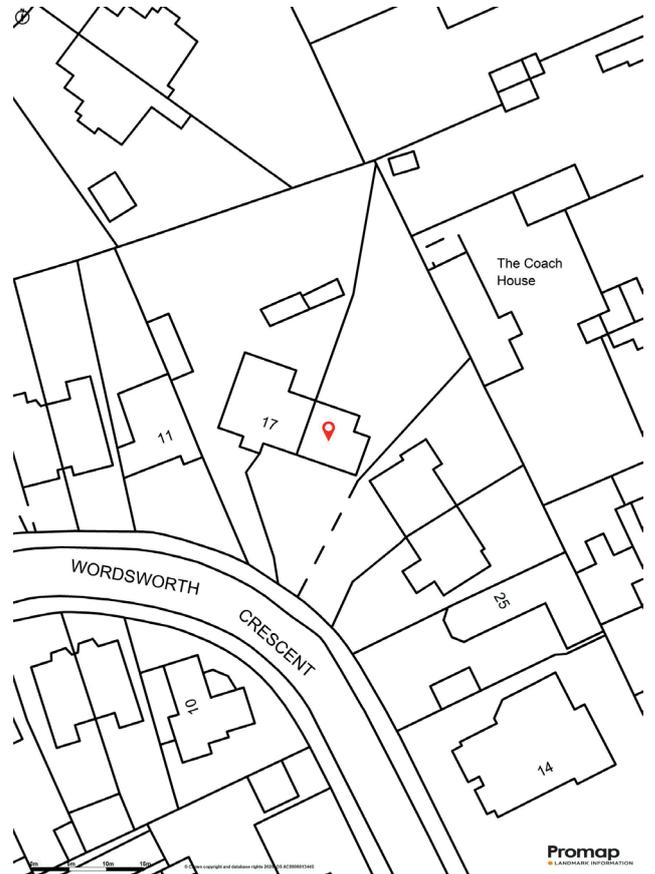
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



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

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