



VERITY  
FREARSON

10 LONG CRAG VIEW, HARROGATE, HG3 2GJ

GUIDE PRICE £550,000



# 10 LONG CRAG VIEW,

*Harrogate, HG3 2GJ*

**A spacious and well-presented four-bedroom detached property occupying a generous plot with attractive gardens, driveway and detached double garage in a delightful position adjoining Killinghall Moor Park on two sides. This impressive property occupies a particularly good-sized and attractive plot, having an open aspect to the rear over the adjoining green space.**

The generous accommodation comprises a sitting room with patio doors leading to the garden together with an open plan kitchen and dining area, utility and downstairs WC. Upstairs, there are four bedrooms, bathroom and en-suite shower room. There is a driveway to the front which provides ample parking and leads to a detached double garage, whilst to the rear there is a good-sized garden.

The property is situated on a quiet cul-de-sac within this sought-after development, surrounded by beautiful open countryside and just a short drive from Harrogate town centre.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

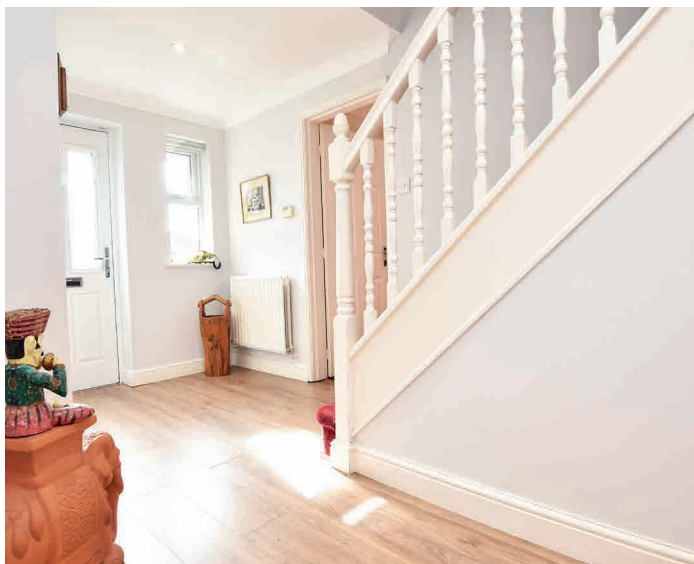
4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Good-Sized Lawned Garden













## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

#### SITTING ROOM

A large reception room with patio doors leading to the garden and attractive fireplace with glass-fronted living flame gas fire.

#### CLOAKROOM

With WC and washbasin.

#### DINING KITCHEN

With spacious dining area and windows to the front and rear. The kitchen comprises a range of stylish modern units with worktop and breakfast bar. Gas hob, integrated oven, fridge freezer and dishwasher.

#### UTILITY ROOM

With worktop and space and plumbing for washing machine and tumble dryer. Door leads to the garden.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with fitted wardrobes and en-suite.

#### EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### BEDROOM 3

A double bedroom with window overlooking the garden and fitted wardrobes.

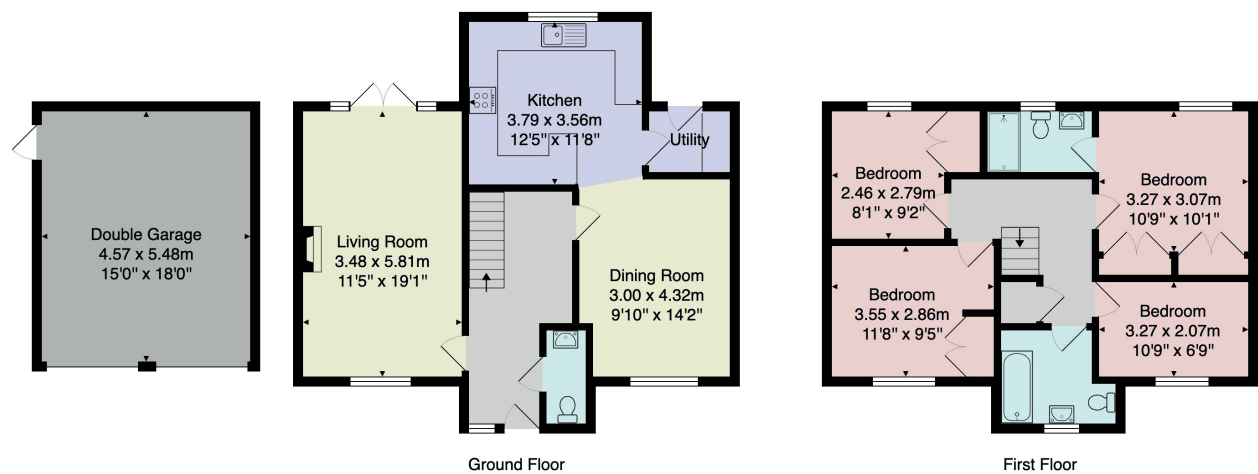
#### BEDROOM 4

A further good-sized bedroom.

#### BATHROOM

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

# FLOOR PLAN



Total Area: 120.1 m² ... 1292 ft² (excluding double garage)  
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 drive provides parking and leads to a detached double garage with light and power. The property occupies a large corner plot with good sized garden with lawn and paved sitting areas and covered sitting area, enjoying a delightful private aspect overlooking Killinghall Moor Park on two sides. Timber garden shed.

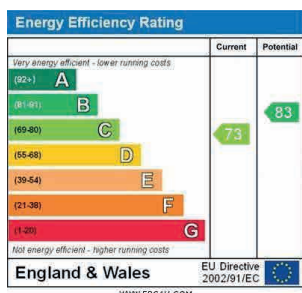
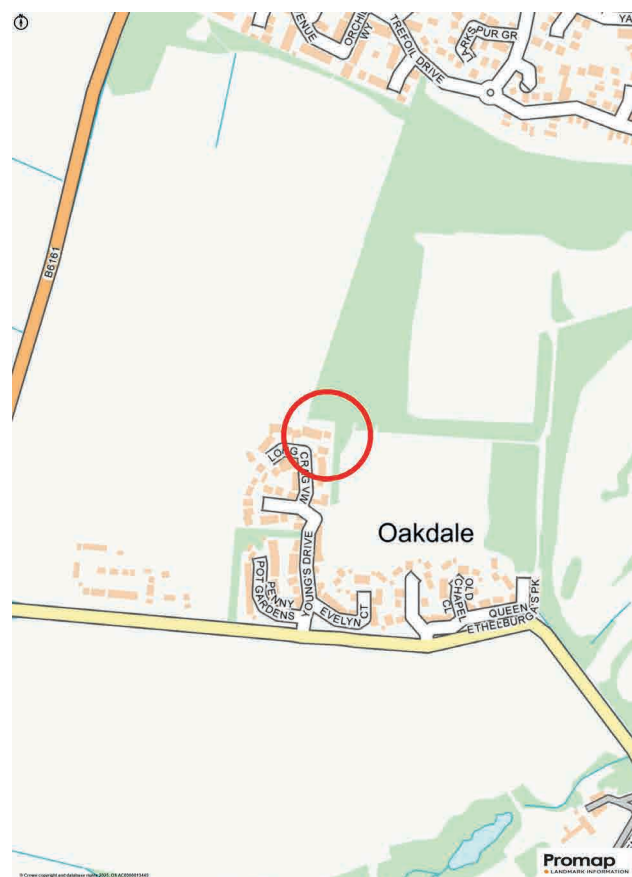
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)





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