



**32 Harlow Crescent, Harrogate, North Yorkshire, HG2 0AJ**

**£335,000**

Guide Price

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A beautifully presented three-bedroom semi-detached house providing stylish and extended accommodation, in this sought-after location on Harlow Hill.

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There is off-road parking at the front and an attractive garden at the rear. The accommodation is well appointed with oak flooring throughout and solid oak doors and comprises a spacious sitting room with wood burning stove, well-equipped modern kitchen and a dining room, together with three bedrooms and a modern bathroom.

Harlow Hill is a sought-after position due to its close proximity to excellent primary and secondary schools, including Harrogate Grammar School. The property is well served by local shops and is just a short distance from Harrogate town centre and the Stray.





## GROUND FLOOR

### SITTING ROOM

With bay window to front, fitted shelving and wood-burning stove. Fitted window seat with storage below,



### KITCHEN

With a range of stylish and newly fitted wall and base units. Electric hob and oven and extractor hood above, integrated dishwasher, integrated fridge / freezer and space for a washing machine. Under-stairs cupboard with lighting, window to rear and exterior door to side.

### DINING ROOM

A further reception room with windows to side and rear overlooking the garden.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with bay window to front.

#### BEDROOM 2

A further double bedroom with window to rear.

#### BEDROOM 3

A further bedroom with window to front.

### BATHROOM

Modern newly fitted white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Window to rear.

### LOFT

Fully boarded for storage.

### OUTSIDE

A driveway provides off-road parking to the front. To the rear there is an attractive garden with paved sitting area.

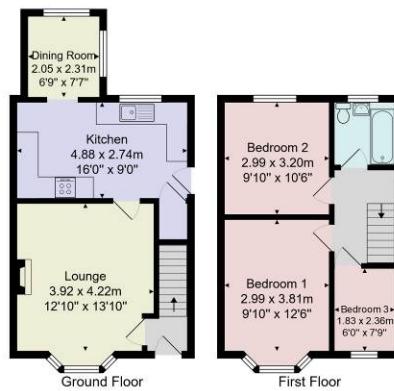
### AGENT'S NOTE

Newly fitted boiler, windows and doors.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 75.7 m<sup>2</sup> ... 815 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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