



13 Wayside Crescent, Harrogate

£500,000



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A beautifully presented three-bedroom semi-detached home with driveway and a good-sized lawned garden and garden office situated on this popular residential street on the south side of Harrogate. The property has been thoughtfully extended to provide generous and well-balanced accommodation, including an impressive open-plan living kitchen ideal for modern family life.

Wayside Crescent is a highly regarded location, well served by excellent primary and secondary schools and just a short distance from Harrogate town centre and the famous Stray. This super home combines character features with stylish modern fittings and offers spacious accommodation throughout.

OUTSIDE

A driveway provides off-street parking to the front. To the rear there is a good-sized lawned garden with various paved seating areas, ideal for outdoor entertaining.

GARDEN OFFICE

Providing an excellent work from home space with windows and glazed doors overlooking the garden.

Council Tax band: D

Tenure: Freehold



GROUND FLOOR

The ground-floor accommodation is accessed via a spacious reception hall with tiled floor and central heating radiator. There is a useful cloakroom fitted with a low-flush WC and washbasin, together with a window to the side. The sitting room is a large reception space with bay window to the front and glazed doors to the rear leading to the garden. An attractive cast-iron fireplace with wood surround and working open grate provides a focal point. A particular feature of the home is the stunning open-plan living kitchen, fitted with high-quality wall and base units with granite and oak worktops, inset Belfast sink and range cooker, together with plumbing for a dishwasher. There is ample space for sitting and dining areas, complemented by a woodburning stove, windows to the side and an exterior door leading to the garden. A useful pantry cupboard provides additional storage. There is also a separate utility room with space and plumbing for a washing machine and space for a fridge/freezer, together with a window and exterior door to the side.



FIRST FLOOR

On the first floor there are three good-sized bedrooms. The main bedroom has a window to the front and fitted wardrobe. Bedroom two enjoys a window to the rear and also has a fitted wardrobe. Bedroom three has a window to the front. The house bathroom comprises a white suite with low-flush WC, washbasin and panelled bath with shower above, together with a tiled floor and heated towel radiator. There are windows to the rear elevation.





Ground Floor



First Floor

Total Area: 118.5 m² ... 1275 ft²

All measurements are approximate and for display purposes only.

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