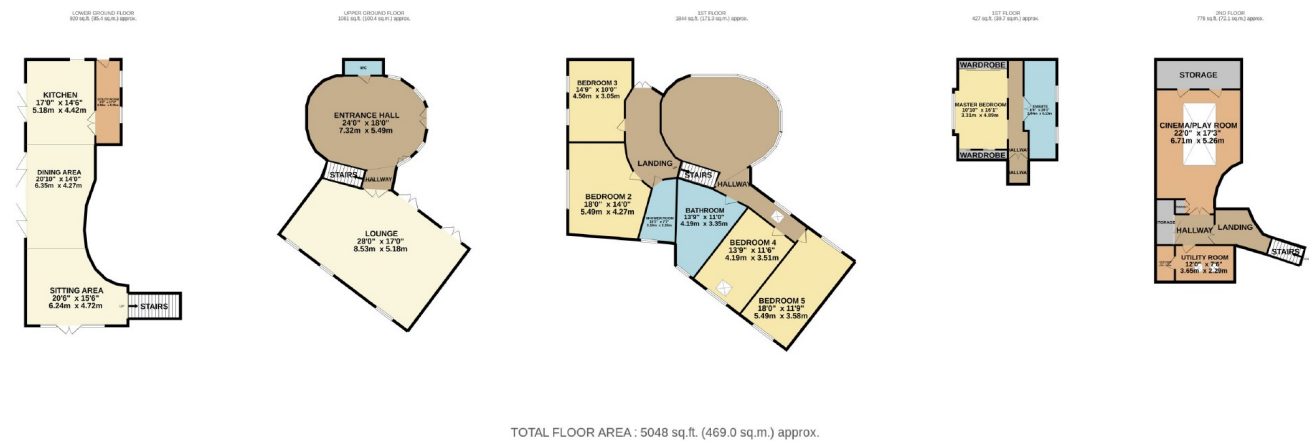


Floor Plan



Energy Performance Certificates

Directions

Proceed down Duchy Road from the Ripon Road end. Pass Harrogate Ladies College and towards the bottom of Duchy Road there is a turning right which leads down to the private entrance gates of Crystal Springs.

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,650,000

Crystal Spring, 120 C Duchy Road, Harrogate, North Yorkshire, HG1 2HE

5 Bedroom House - detached

Crystal Springs is set in a secluded private position setback from Duchy Road and offers spacious well-planned accommodation. Internal inspection strongly recommended.



HOPKINSONS

E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH

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info@hopkinsons.net

Description

Crystal Springs is set in a secluded private position setback from Duchy Road and offers spacious well-planned accommodation. Internal inspection strongly recommended.

Approached from double opening electric gates there is ample hardstanding and parking set in landscaped gardens and sitting areas that provide ideal entertaining and relaxing areas. The main house features a stunning and most welcoming circular open plan reception hall, with marble flooring and underfloor heating. There is a guest cloakroom, superb lounge with feature fireplace with a real fire for those cosy winter evenings.

Steps lead down to a 50 foot long open plan living family kitchen that makes the most of the gardens with bifold and opening doors. This area is separated into a modern fitted luxury kitchen with integrated appliances, dining area and soft seating area, oak flooring with under floor heating. There is also a spacious utility room.

At first floor there is a Master bedroom suite with fitted wardrobes, dressing area and luxury ensuite bathroom with a large walk-in shower. There are four further bedrooms with a house shower room and house bathroom which incorporates a shower as well.

On the top floor there is a family/ cinema room ideal for those that may require a play room or work from home area. Additionally there is ample recessed storage and a further utility room with Velux windows and sink unit.

A main feature of Crystal Springs is its privacy. It offers enclosed gardens and therefore is ideal for those with young children or pets and is set well back from Duchy Road. It is positioned a short walk away from Brackenfield School and a little bit further in the opposite direction there is Harrogate Ladies College.

