



1B WARWICK CRESCENT

Harrogate, North Yorkshire



A STYLISH AND SPACIOUS HOME COMBINING MODERN LIVING WITH ELEGANT FEATURES

Set in a prime location just minutes from Harrogate town centre.

Summary of accommodation

Ground Floor: Reception hall | Cloaks/WC | Sitting room | Drawing room | Kitchen/dining room | Utility room

First Floor: Landing | Principal Bedroom with en suite shower room | Bedroom two with en suite shower room | Two further bedrooms | Family bathroom

Distances: Harrogate Town Centre 0.9 miles, Wetherby 8 miles, Leeds 15 miles, York 21 miles

(All distances are approximate)

Guide Price: £1,500,000



SITUATION

This exceptional property enjoys a prime position within easy reach of the vibrant town centre and Hornbeam Park Railway Station, offering regular direct services to Leeds and York. Both cities provide frequent trains to London Kings Cross and Edinburgh, perfect for commuters. Convenient access to the A1(M) and M1 motorways ensures effortless travel, while Leeds Bradford International Airport is within easy reach, offering a gateway to international destinations.

THE PROPERTY

1b Warwick Crescent is an impressive, modern residence that has been meticulously upgraded by the current owners to an outstanding standard, showcasing premium fixtures and fittings throughout.





The inviting and spacious reception hall, featuring elegant Portuguese marble flooring and a striking staircase, provides access to the principal living areas. The drawing room, accessed via double glazed doors, flows seamlessly into the kitchen area, a beautifully proportioned, dual-aspect space flooded with natural light. Here, a contemporary gas fire adds warmth and charm, complemented by stunning views over the front and rear gardens.

At the rear of the home, the stylish sitting room boasts Blue Jura natural stone flooring and French doors opening onto the garden, creating a perfect indoor-outdoor living space.

The kitchen is a true culinary haven, equipped with an extensive range of wall and floor units in contrasting walnut and hand-painted finishes, set against luxurious stone work surfaces and splashbacks. Featuring high quality appliances including an induction hob, three ovens, microwave, fridge, freezer, and dishwasher, the kitchen's large central island doubles as a relaxed dining area. Expansive bi-fold doors open effortlessly to the garden, while a concealed door leads directly into the garage for added convenience.



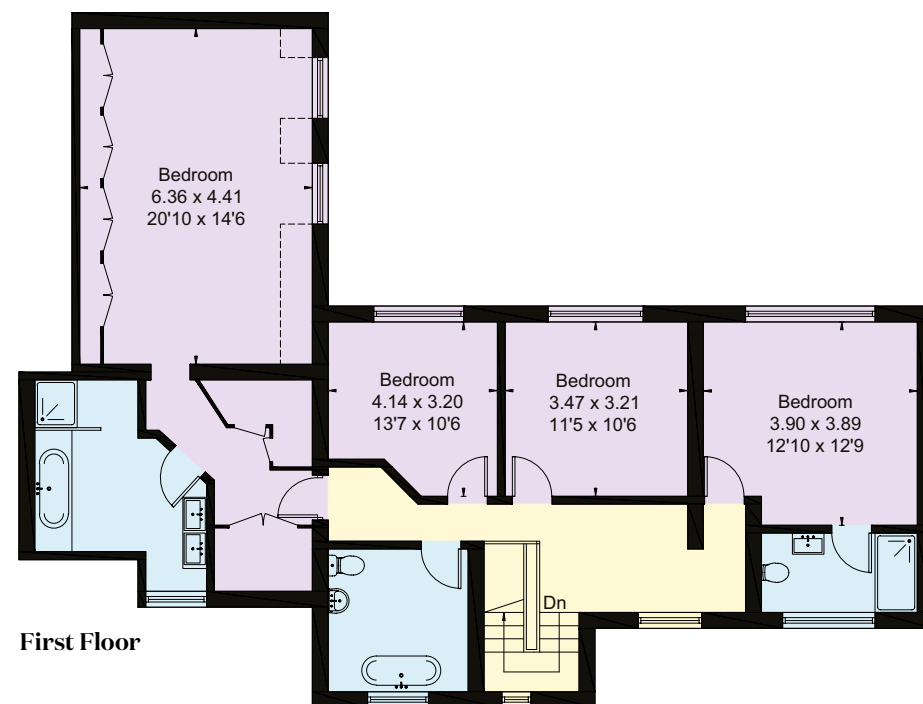
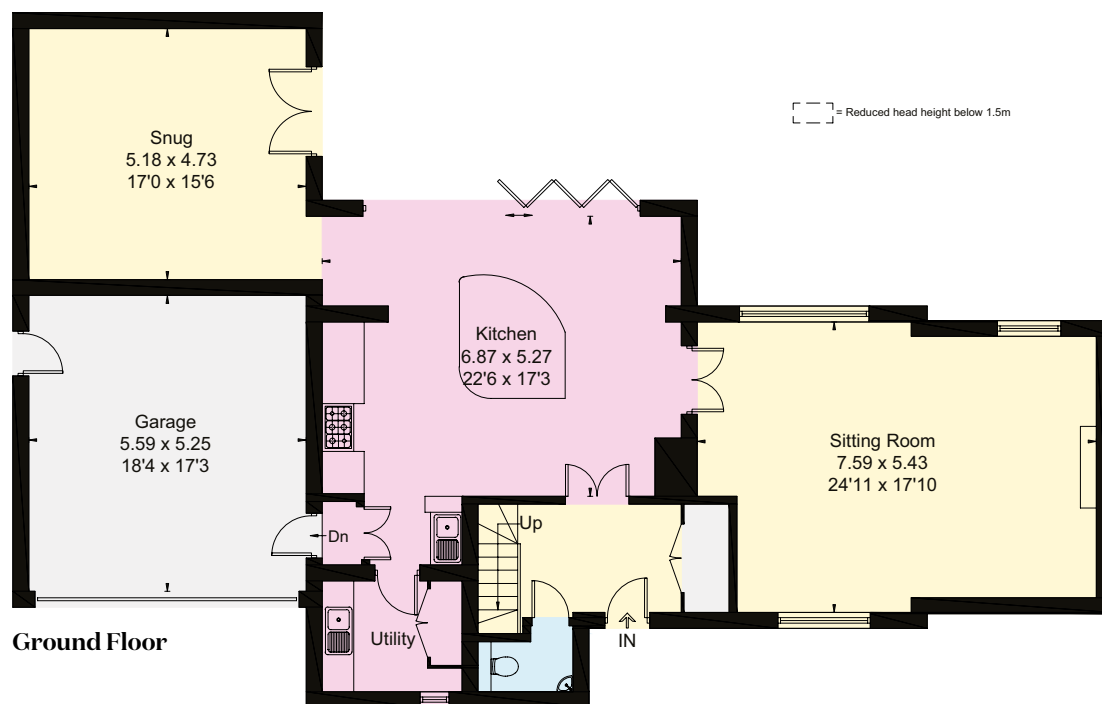
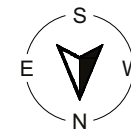


The extended kitchen and workspace has been thoughtfully designed with ample storage, dishwasher and space for laundry appliances.

Upstairs, four beautifully presented bedrooms await. The principal suite benefits from built-in wardrobes and a luxurious en suite bathroom. The second bedroom, positioned at the rear, also offers an en suite shower room, while two further bedrooms share a stunning family bathroom. This exceptional bathroom features a free-standing bath, vanity wash basin with storage, low-level WC, and underfloor heating beneath elegant ceramic floor tiles.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area =
276.9 sq m / 2,980 sq ft (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

EXTERNALLY

Set back from the road within a peaceful residential area, this property occupies a coveted corner plot. Mature hedging and low wall screening provide a high level of privacy. The double driveway offers parking for several vehicles and leads to an integral double garage with an electric door.

The enclosed rear garden is predominantly laid to lawn, bordered by beautifully shaped flower beds and borders. A large paved terrace provides an ideal space for al fresco dining and entertaining, complete with an outdoor kitchen area, perfect for enjoying warm summer evenings.

PROPERTY INFORMATION

Services: Gas central heating, mains electricity, mains water, and drainage.

Local Authority: North Yorkshire Council

Tenure: Freehold

Council Tax: Band G

EPC: C





I would be delighted
to tell you more.

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