



**3 Warwick Crescent  
Harrogate  
HG2 8JA**





**A characterful and much loved family home, in a superb location.**



3 Warwick Crescent is an impressive and well maintained home, offering excellent and spacious accommodation over three floors with striking character and an enviable double plot.

Situated in a highly sought after location on the south side of Harrogate, within walking distance of local shops, the Stray, the town centre, renowned primary and secondary schools and Hornbeam Park railway station.













This fantastic family home briefly comprises; entrance vestibule leading through to a welcoming and generous entrance hall with panelling and oak wood flooring, open plan dining kitchen with breakfast bar and separate store room - opening through to a 14'4 x 18'0 dining room with oak panelling, log burning stove and access to the rear garden.

Across the hallway is a WC, fabulous dual aspect drawing room with original fireplace and a separate study.

To the first floor is a fantastic master bedroom with a generous tiled en suite - offering both bath and walk in double shower/wet room. There are also three further double bedrooms all serviced by a tiled house bathroom - again with both bath and separate shower.

To the second floor are two beautifully light and spacious double bedrooms with ample eaves storage and a further bathroom.

Outside the property is set within a double plot, offering the potential to develop or extend (subject to necessary planning permission). There is also a double garage with a large workshop and gardeners WC attached to the rear, which again could be converted or developed.

The garden itself offers patio seating areas perfect for family BBQ's and extensive lawn. To the front is parking for numerous cars and hedging allowing maximum privacy from the street.

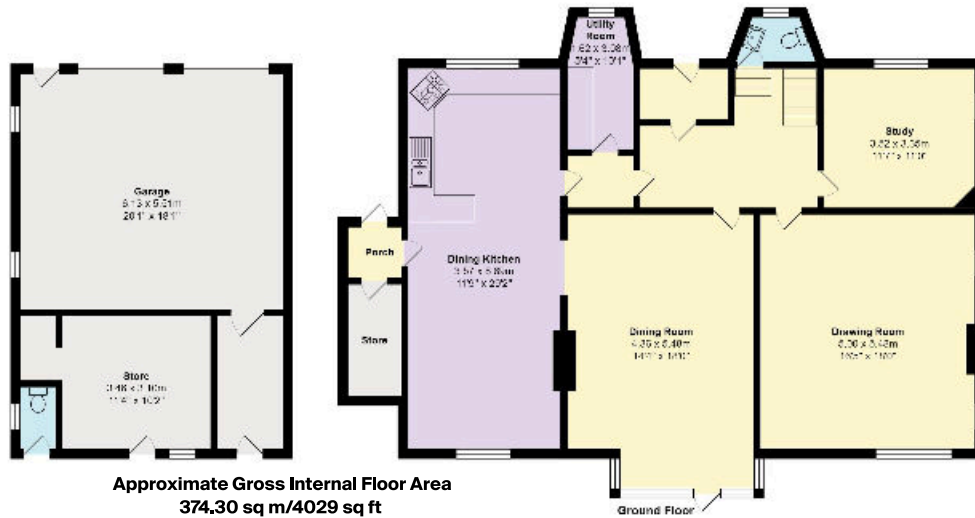






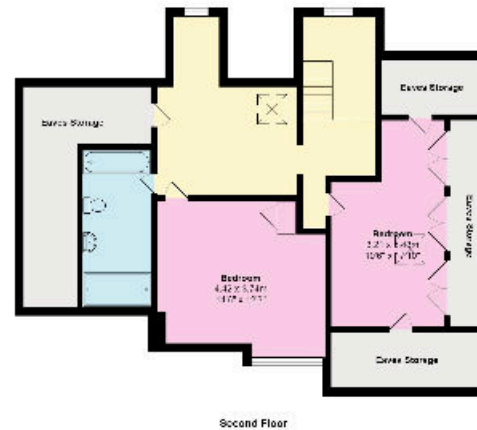
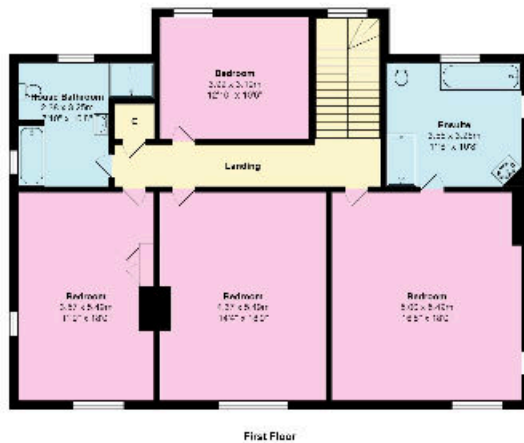






**Approximate Gross Internal Floor Area**  
**374.30 sq m/4029 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



## Location

3 Warwick Crescent is situated in a prime location in Harrogate on the south side it is in walking distance of the Stray and the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

## Directions HG2 8JA

From Harrogate town centre take A61 towards Leeds. At the St Georges roundabout take the first exit onto South Drive, go straight ahead at the cross junction over the small bridge onto St James Drive and Warwick Crescent is the first turning on the right.

## Services

Mains water, electricity and drainage are installed. Gas central heating.

## Tenure

Freehold with vacant possession.

## Viewing Arrangements

Tel: 01423 530088

Email: harrogate@knightfrank.com

www.knightfrank.com

Knight Frank  
 Harrogate  
 24 Albert Street  
 Harrogate  
 HG1 1JT

[knightfrank.co.uk](http://knightfrank.co.uk)

**We would be delighted to tell you more.**

**Emma Hodgson**  
 01423 535 379  
 emma.hodgson@knightfrank.com

**Harlan Pollitt**  
 01423 535 375  
 harlan.pollitt@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated January 2021 Photographs dated January 2021. Knight Frank is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT. If you do not want us to contact you further about our services then please contact us by either calling 01423 530088, email to harrogate@knightfrank.com or post to our Knight Frank Harrogate office at our registered office (above) providing your name and address.



**Connecting people & property, perfectly.**