



**Harlow Crescent, Harrogate HG2 0AJ**

**welcome to**

**Harlow Crescent, Harrogate**

A three bed semi-detached property situated in a highly sought after location, which offers excellent access to local amenities and transport links.



## Harlow Crescent

A lovely 3 bed semi detached property located on the popular south west side of Harrogate. The accommodation comprises of entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and shower room. Externally the property offers front garden with driveway and garage as well as an enclosed rear garden. Ideally located for the amenities that Harrogate has to offer. Harrogate offers excellent transport links, with regular train services connecting to Leeds, York, and London, making it ideal for commuters. A reliable bus network ensures easy travel within the town and to nearby areas. The A1(M) motorway provides convenient access to major cities, while Leeds Bradford Airport, just 12 miles away, offers both domestic and international flights.

### Entrance Hall

The front entry door opens in to the porch, which in turn opens into the entrance hall which has a staircase rising to the first floor landing and a door opening into the garage.

### Lounge

12' 8" x 16' 6" ( 3.86m x 5.03m )  
Having a feature fireplace and double glazed bay window to the front elevation.

### Dining Room

16' 4" x 9' ( 4.98m x 2.74m )  
Having a feature fireplace, under stairs storage cupboard and double glazed window to the side elevation.

### Kitchen

6' 7" x 6' 11" ( 2.01m x 2.11m )  
Fitted with a range of wall and base units with complimentary work surfaces over which incorporate a stainless steel sink and drainer unit. Cooker point, space for under counter fridge and plumbing for washing machine. Double glazed window to the rear elevation.

## Conservatory

10' 1" x 9' 3" ( 3.07m x 2.82m )  
Having double glazed windows to three sides and patio doors which open out to the rear garden.

## First Floor Landing

Stairs rise from the entrance hall up to the first floor landing which has a storage cupboard and access to the loft.

## Bedroom One

10' 1" x 16' 2" ( 3.07m x 4.93m )  
A double bedroom with fitted wardrobes and double glazed bay window to the front elevation.

## Bedroom Two

9' 3" x 10' 1" ( 2.82m x 3.07m )  
A second double bedroom with fitted wardrobes and double glazed window to the rear elevation.

## Bedroom Three

5' 11" x 7' 7" ( 1.80m x 2.31m )  
The third bedroom has a double glazed window to the front elevation.

## Shower Room

Fitted with a walk in shower cubicle, vanity wash hand basin and low flush wc. Part tiling to walls and double glazed window to the side elevation.

## Externally

### To The Front

At the front of the property there is a driveway providing off street parking and a garage.

### To The Rear

The rear garden is laid to lawn with a patio area and also benefits from having a summer house. The garden is enclosed by timber fencing.



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## Harlow Crescent, Harrogate

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Driveway & Garage
- Sought After Location

Tenure: Freehold EPC Rating: E

**£250,000**



Please note the marker reflects the postcode not the actual property

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