



VERITY
FREARSON

6 BARNWELL CRESCENT, HARROGATE, HG2 9EY

OFFERS OVER £780,000

6 BARNWELL CRESCENT,

Harrogate, HG2 9EY

A spacious and well-presented five-bedroom family home situated in this popular and quiet south Harrogate location with double garage and attractive garden.

This super property provides generous and well-planned accommodation comprising a spacious sitting room together with a separate dining room, breakfast-kitchen, conservatory extension, utility and downstairs WC. On the first floor, there is an impressive galleried landing which leads to the 5 bedrooms and bathroom. Two of the bedrooms also have the benefit of ensuite shower rooms.

A generous driveway provides parking and leads to an integral double garage. To the rear of the property there is a good sized and attractive rear garden with lawn, planted borders and patio. Barnwell Crescent is a quiet and desirable residential street on the south side of Harrogate, well served by popular local schools (within walking distance of Ashville College, Harrogate Grammar School and Rossett High School) and just a short distance from Harrogate town centre. Offered for sale with no onward chain.



Dining Kitchen · Sitting Room · Dining Room · Sunroom · Utility · WC

5 Bedrooms · 2 Ensuities · Bathroom

Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A porch leads to the reception hall with stairs leading to the first floor.

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A large reception room with bay window and glazed doors leading to the rear garden. Feature fireplace with living-flame gas fire.

DINING ROOM

A further reception room with bay window overlooking the rear garden.

DINING KITCHEN

With space for dining table, tiled flooring and glazed doors leading to a conservatory. The kitchen comprises a range of fitted units with gas hob, double oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

FIRST FLOOR

BEDROOMS

There are five good-sized bedrooms on the first floor with fitted wardrobes and including two bedrooms en-suites.

EN-SUITE 1

A white suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail.

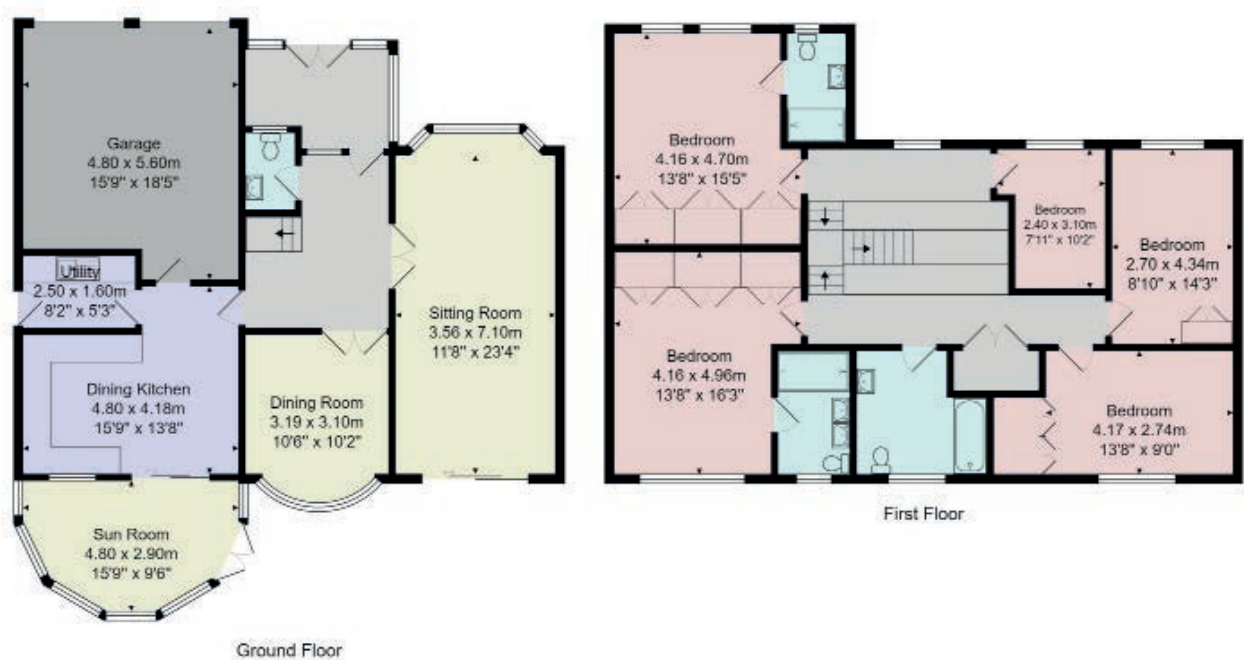
EN-SUITE 2

A white modern suite comprising WC, basin set within a vanity unit, bidet and shower. Tiled walls and floor. Heated towel rail.

BATHROOM

A white suite with WC, basin and bath. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 233.6 m² ... 2514 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

A block-paved driveway provides ample parking and leads to an integral double garage with electric doors light and power. To the rear of the property there is an attractive garden with lawn, patio and planted borders together with summerhouse and covered sitting area.

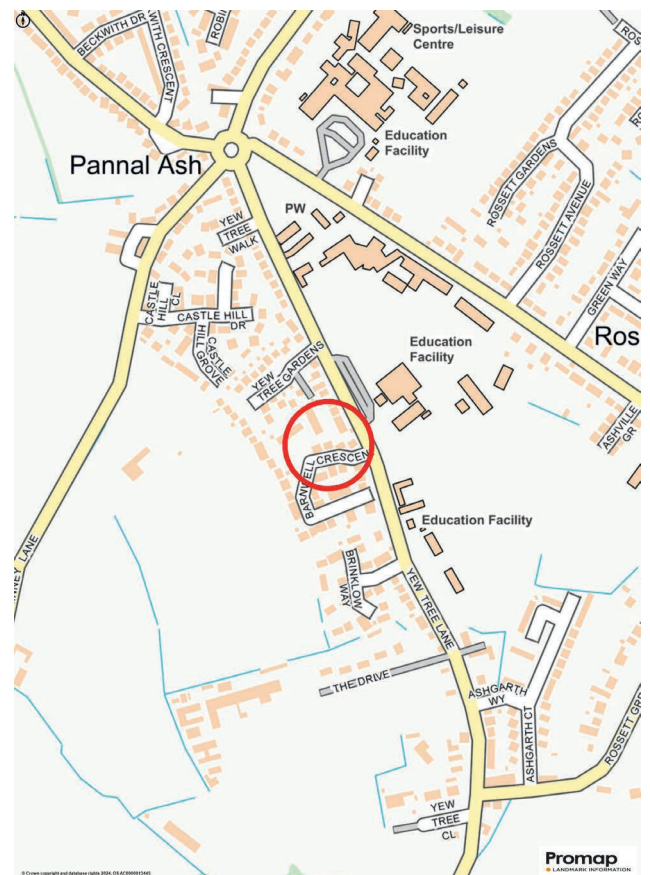
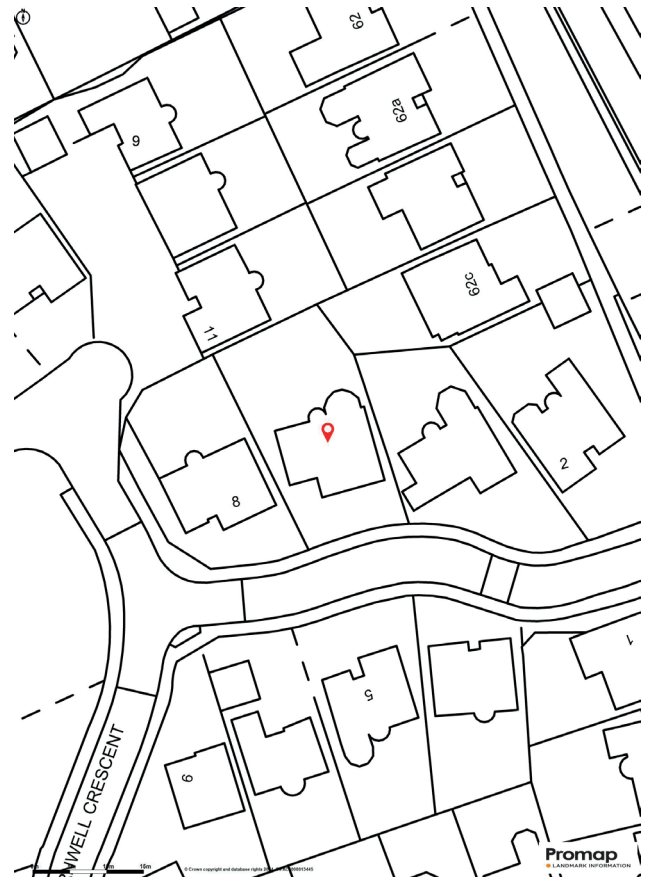
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	67	75
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

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