



VERITY  
FREARSON

8 HOLLINS CRESCENT, HARROGATE, HG1 2JG

GUIDE PRICE £530,000

## 8 HOLLINS CRESCENT,

*Harrogate, HG1 2JG*

**A very spacious and beautifully presented three/four bedroom detached house occupying a generous plot with an attractive garden, driveway and garage and situated within this quiet residential street within easy walking distance of Harrogate town centre.**

This attractive property provides very well presented accommodation, comprising two large reception rooms together with a well equipped modern kitchen, study/snug and downstairs WC/utility room. Upstairs there are three double bedrooms and a modern bathroom. A double width resin drive provides parking to the front of the property and leads to an integral single garage and to the rear of the property there is a good sized and attractive private garden with lawn and decked sitting area.

The property forms part of this quiet, residential street in this most convenient location within easy walking distance of Harrogate town centre.



Living Room · Dining Room · Office/Bedroom 4 · Cloakroom/Utility · Kitchen

4 Bedrooms · Bathroom

Off-Road Parking · Garage · Attractive and Generous Garden







## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

#### CLOAKROOM / UTILITY

With WC, basin and space and plumbing for washing machine. Door leads to garage.

#### LIVING ROOM

A spacious reception room with window to front and contemporary wall mounted electric fire.

#### DINING ROOM

A further large reception room with window to side. Under-stairs cupboard.

### OFFICE / BEDROOM 4

Providing a further sitting area or useful work space with window and glazed door overlooking the garden.

#### KITCHEN

With a range of modern wall and base units with gas hob, integrated oven and space for appliances. Windows to side and rear and door leads to the garden.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with fitted wardrobes.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

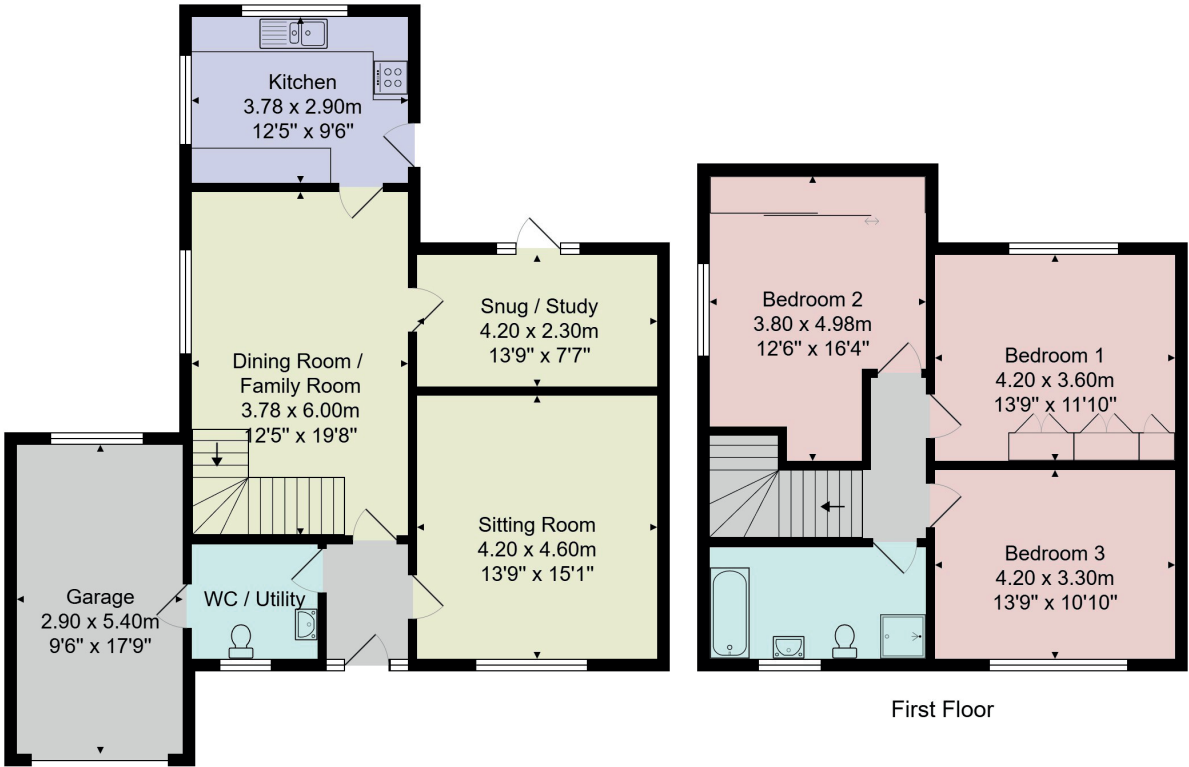
#### BEDROOM 3

A further good sized double bedroom with window to front.

#### BATHROOM

A modern white suite comprising WC, basin, bath and shower. Heated towel rail.

# FLOOR PLAN



Ground Floor

First Floor

Total Area: 152.1 m<sup>2</sup> ... 1638 ft<sup>2</sup>

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

The property occupies an attractive and generous plot with private lawn and gardens surrounding the property with well stocked planted borders, decked sitting areas and summerhouse. There is also a useful undercroft storage area beneath the house.

A double width resin drive to the front of the property provides parking and leads to an integral single garage.

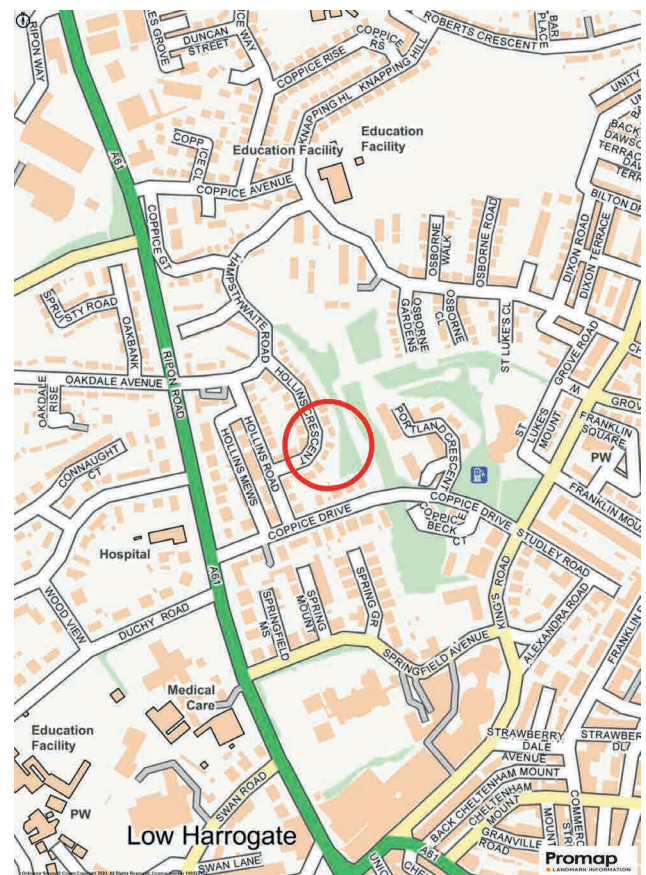
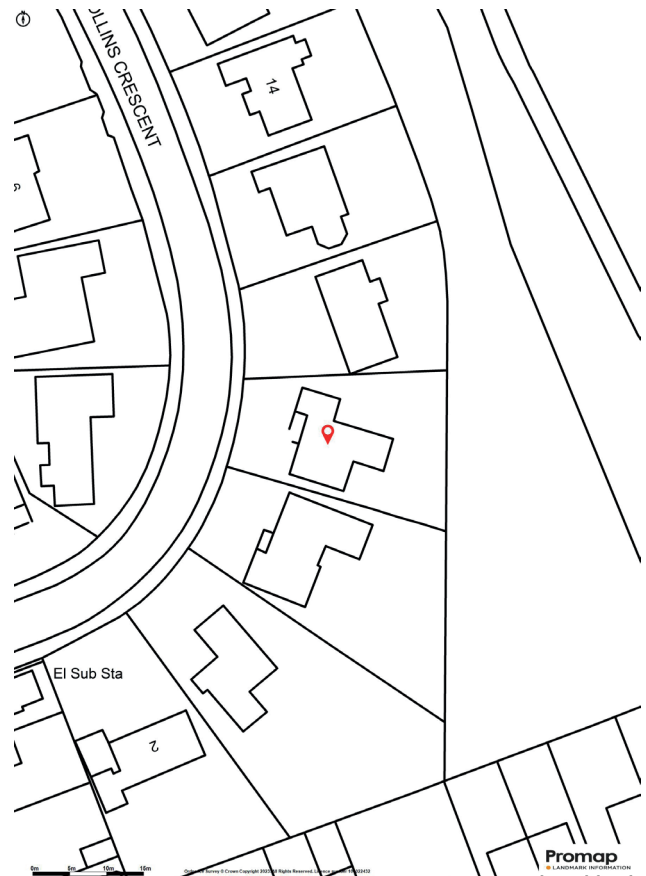
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Harrogate

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