



20 Hollins Crescent, Harrogate, North Yorkshire, HG1 2JG

£435,000

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

This attractive property provides very well-presented accommodation comprising a sitting room with glazed doors leading to the garden, together with a well-equipped, modern kitchen and downstairs WC. Upstairs, there are three double bedrooms and a modern bathroom. A driveway provides parking to the front of the property with a carport, and to the rear of the property there is a good-sized, attractive private garden with lawn and sitting area enjoying a delightful private outlook over the adjoining park.

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





GROUND FLOOR

RECEPTION HALL

With oak flooring that continues throughout the entire ground floor. Fitted cupboards.

SITTING ROOM

A spacious reception room with glazed doors leading to the garden.

KITCHEN

A stunning, modern, newly fitted kitchen with a range of stylish wall and base units. Integrated appliances including gas hob, double oven, dishwasher, fridge and washing machine. Window overlooks the garden.

CLOAKROOM

With washbasin and WC.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further good-sized bedroom.

BATHROOM

Bath with shower above, washbasin and WC.

LOFT

A pull-down ladder provide access to the loft where there is useful storage space.

OUTSIDE

A driveway provides parking with newly built carport. There is an attractive rear garden enjoying a delightful private outlook over the adjoining park and woodland, with lawn, mature planted borders and decked sitting area. Useful outside storage and timber garden shed.

AGENT'S NOTES

Planning permission has been granted for the erection of a porch to the front of the property.

Tenure - Freehold

Council Tax Band - D





Total Area: 82.1 m² ... 884 ft² (excluding car port)

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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