



VERITY  
FREARSON

6A WARWICK CRESCENT, HARROGATE, HG2 8JA

GUIDE PRICE £595,000

# 6A WARWICK CRESCENT,

*Harrogate, HG2 8JA*

**A rare opportunity to purchase a beautifully presented and spacious three-bedroom duplex apartment which has been fully modernised to a very high standard, situated in this prime Harrogate location close to the Stray on the south side of the town centre.**

This impressive property is arranged over the upper floors of this attractive period building and provides generous and extremely well-presented accommodation. There are two good-sized bedrooms plus third occasional bedroom / dressing room, with the main bedroom having an en-suite bathroom, and there is a further luxury shower room on the second floor together with a utility room, Large sitting room and a stylish kitchen and dining area. Externally, the property has the advantage of an allocated parking space with electrical charging point for a car and has access to a communal garden, which provides an excellent outdoor sitting area.

This individual property is situated in a most desirable location on a quiet street on the south side of Harrogate close to excellent local amenities, the Stray and just a short distance from Harrogate town centre. An internal viewing is strongly recommended to appreciate the style and calibre of this stunning home.



Living Room · Dining Kitchen · Utility Room

3 Bedrooms · En-Suite Bathroom · Shower Room

Allocated Off-Road Parking · Communal Front Garden











## ACCOMMODATION

### FIRST FLOOR

#### DINING KITCHEN

With a spacious dining area with antique-style wooden flooring. The kitchen comprises a range of stylish fitted wall and base units with boiling-water tap and integrated appliances including an induction hob with integrated extractor, double oven, integrated dishwasher, fridge and freezer and microwave.

#### LIVING ROOM

A spacious reception room with remote-controlled gas fire.

### BEDROOM 1

A double bedroom with attractive fireplace.

### EN-SUITE SHOWER ROOM

Modern white suite with WC, washbasin set within a vanity unit, and bath with shower above. Fitted cupboards, tiled walls and floor and heated towel rail.

### SECOND FLOOR

#### LANDING

With a Velux window with electric blind.

### BEDROOM 2

A double bedroom with window to front

### DRESSING ROOM / OCCASIONAL BEDROOM

Fitted with wardrobes and drawers for use as a dressing room.

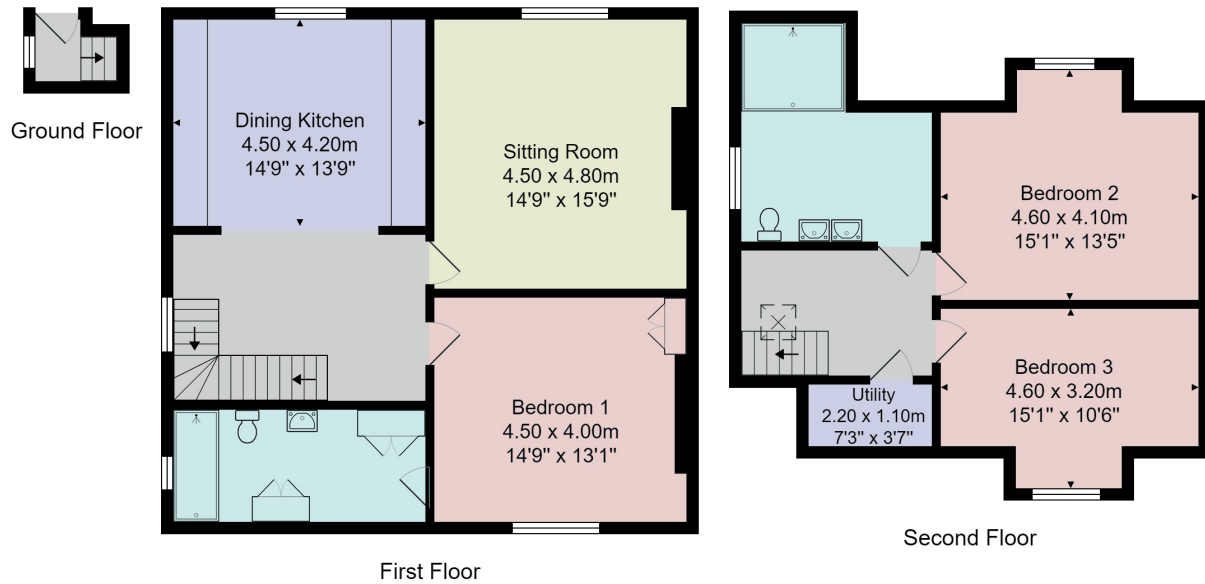
### UTILITY ROOM

With washing machine and tumble dryer.

### SHOWER ROOM

A luxury shower room/wet room with large walk-in shower, together with WC and twin washbasins. Tiled walls and floor.

# FLOOR PLAN



Total Area: 136.3 m<sup>2</sup> ... 1468 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**

There is one off-road parking space with access to an electrical car charging point. Communal garden at the front of the property provides an attractive outdoor sitting area.

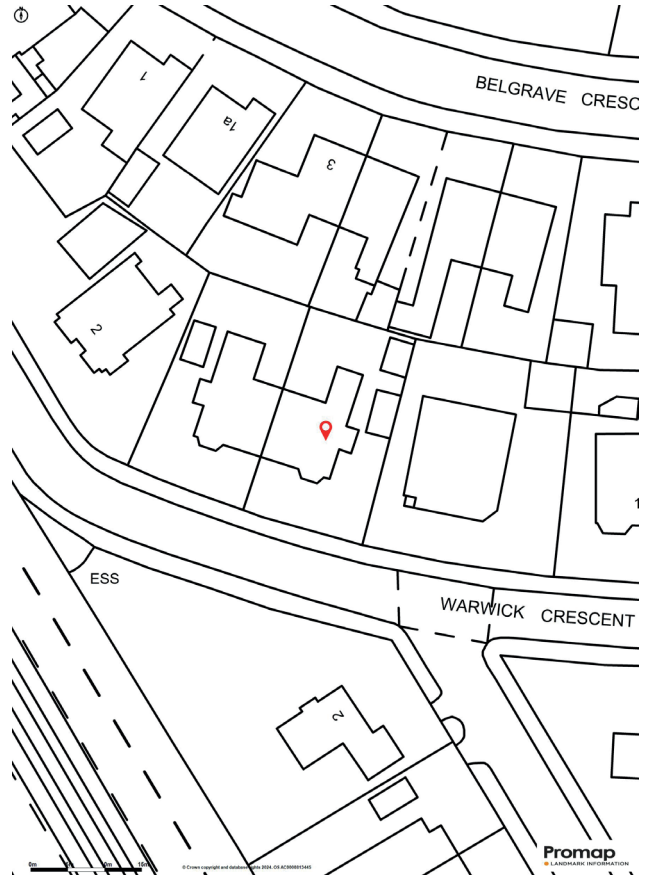
**Services**

All mains services connected.

**Tenure**

Leasehold.

**Council Tax Band - C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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