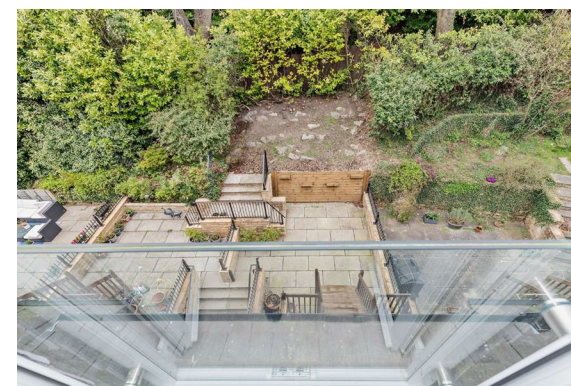




## Portland Crescent, Harrogate, HG1 2QS

- Sought-after location on Portland Crescent, Harrogate
- Fully renovated to an exceptional standard throughout
- Four high-spec bathrooms with walk-in showers and underfloor heating
- Landscaped rear garden – perfect for relaxing or socialising
- Walking distance to Harrogate town centre, parks, schools and excellent transport links

- No onward chain – ready for immediate move-in
- Four well-proportioned bedrooms plus an optional office/dressing room
- Modern kitchen with built-in appliances and stylish design
- Private garage and off-street parking at the front
- Council Tax Band G

**Guide Price £725,000**



# Portland Crescent, Harrogate, HG1 2QS

Exceptional Terrace House in the Heart of Harrogate, Portland Crescent this exquisite townhouse presents a rare opportunity for those seeking refined, contemporary living. With no onward chain, the property is ready for immediate occupation — simply move in and make it your own.

Renovated throughout to an exceptional standard, the home perfectly blends elegant design with modern comfort. Boasting three spacious reception rooms, it offers generous space for both relaxed family living and stylish entertaining.

Accommodation includes four well-proportioned bedrooms, each offering comfort and privacy, along with four luxurious bathrooms. Each en-suite bathroom has been finished to a high modern standard by Villeroy and Boch, featuring walk-in showers and underfloor heating for that added touch of comfort. There is also an additional room, ideal as a home office or dressing room, adding to the property's versatility. The property benefits from Google Home Door Bell & camera along with Nest Smart Heating.

At the heart of the home is a stylish and functional open plan kitchen/diner, complete with built-in Neff appliances — perfect for cooking enthusiasts. The landscaped rear garden offers a peaceful outdoor retreat, ideal for enjoying sunny afternoons or hosting guests. Further benefits include a private garage for secure parking and storage, as well as off-street parking at the front.

Located just a short walk from the town centre, the property enjoys easy access to local amenities, green spaces, and excellent transport links, making it an ideal choice for families and professionals alike.

Blending contemporary sophistication with the timeless charm of Harrogate, this remarkable home is a must-see. Don't miss the chance to make it yours.

EPC

Energy rating C

This property produces 4.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: G



## Portland Crescent, Harrogate, HG1 2QS



# 12, Portland Crescent, Harrogate, HG1 2QS

## Approximate Gross Internal Area 170 Sq M/1830 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

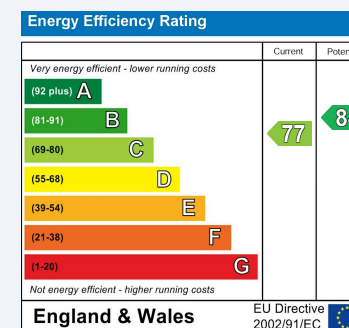
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.