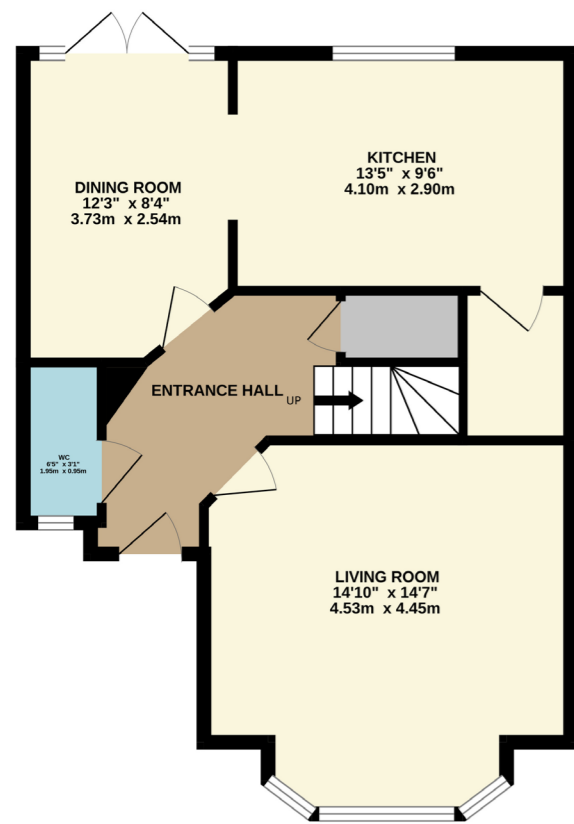
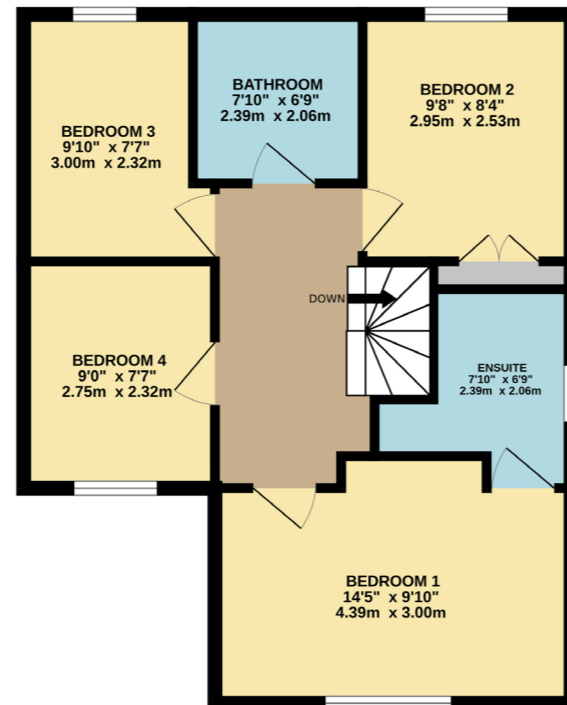


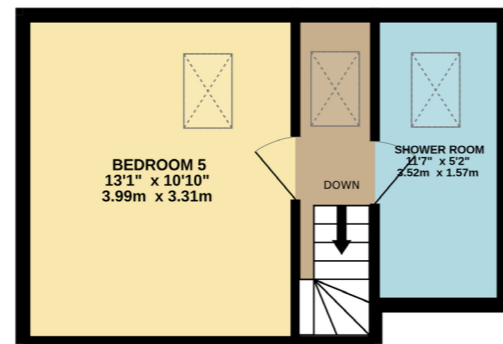
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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2 CRANESBILL CLOSE
HARROGATE

£464,950

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented, brick built, detached family property located in this quiet cul-de-sac in this popular residential area close to a local school, recreational area and supermarket, with Harrogate town centre only a short distance away.

The property has the benefit of a loft conversion, which offers great space, with well planned accommodation comprising: Covered porch leading to entrance hall, ground floor cloakroom, large living room, open plan breakfast kitchen with fitted units, integrated appliances and doors leading to the rear garden and good sized separate utility room.

To the first floor the principal bedroom has vaulted ceilings and an en-suite shower room, there are three further bedrooms and house bathroom. To the second floor there is a good sized bedroom, small sitting area and separate shower room.

5 Bedrooms

2 Reception Rooms

3 Bathrooms

Council Tax: E

Energy Rating: C

Tenure: Freehold

To the front of the property is a driveway leading to the garage and ample off-street parking.

To the rear are enclosed, lawned gardens with decked patio and mature boundary hedging and fencing.



DIRECTIONS - HG3 2WN

From Harrogate take the Ripon Road and at the traffic lights turn left into Jennyfield Drive. At the roundabout at the end of Jennyfield Drive turn right into Trefoil Drive, right into Oakridge View and then right into Cornflower Way where Cranesbill Close is a turning on the left hand side.

APPROXIMATE DISTANCES

Town Centre	2 miles
Railway Station	2 miles
Bus Route	500 metres
Airport	13.5 miles