



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

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.



**2 CRIMPLE COTTAGES, HORNBEAM PARK AVENUE  
HARROGATE, HG2 8NA**

**£2,495 PCM**

North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

## UNFURNISHED

An extremely spacious stone built semi-detached property located in this enviable position close to local schools, shops and Hornbeam rail link, giving ideal commuting to both Leeds and York. Harrogate town centre is only a short distance away.

The property offers spacious, extended accommodation which in brief comprises: entrance vestibule, living room with double doors to rear decking, family room, beautifully appointed breakfast kitchen with integrated appliances and large living space and garden room.

To the first floor are four bedrooms, main bedroom with en-suite shower room and separate house bathroom.

**4 Bedrooms**

**2 Reception Rooms**

**2 Bathrooms**

**Available From 24th May 2024**

**£2,878.84 Returnable Bond**

**No Smokers/Pets**

**Council Tax: D £2,237.70**

**Energy Rating: D**

To the rear of the property are enclosed lawned gardens with flowering borders, summerhouse and long driveway with ample off-street parking for several vehicles.



### DIRECTIONS - HG2 8NA

From Harrogate take the Leeds Road and at the traffic lights turn left into Hookstone Road. Cross over the railway bridge, at the traffic lights turn right onto Hornbeam Park Avenue, the property can be found at the top on the left hand side.

### APPROXIMATE DISTANCES

Town Centre	1,500 metres
Railway Station	200 metres
Bus Route	50 metres
Airport	11.5 miles