

8 WAYSIDE CRESCENT  
HARROGATE  
HG2 8NJ



 NICHOLLS  
TYREMAN

## 8 WAYSIDE CRESCENT | HARROGATE | HG2 8NJ

A fabulous opportunity to purchase this detached family home, situated within the extremely popular 'Saints' area of Harrogate. Located within catchment for several schools and within easy reach of Harrogate Hospital and Hornbeam rail link and only a short distance to the town centre.

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Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room | Ground Floor Cloakroom

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Four Bedrooms | Shower Room

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Gardens | Driveway | Detached Garage/Workshop | Timber Garden Shed | Summer House

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Council Tax: E | Energy Rating: TBC | Tenure: Freehold

**Agents Note - For viewings follow the postcode HG2 8LY (St Clements Road South)**

**off-street parking is available on the driveway to the rear of the property.**

**£625,000**



The property truly requires an internal inspection to fully appreciate its great potential, along with the benefit of a good sized enclosed garden, double glazing, central heating, solar panelling to the garage/workshop and an extended kitchen with utility room.

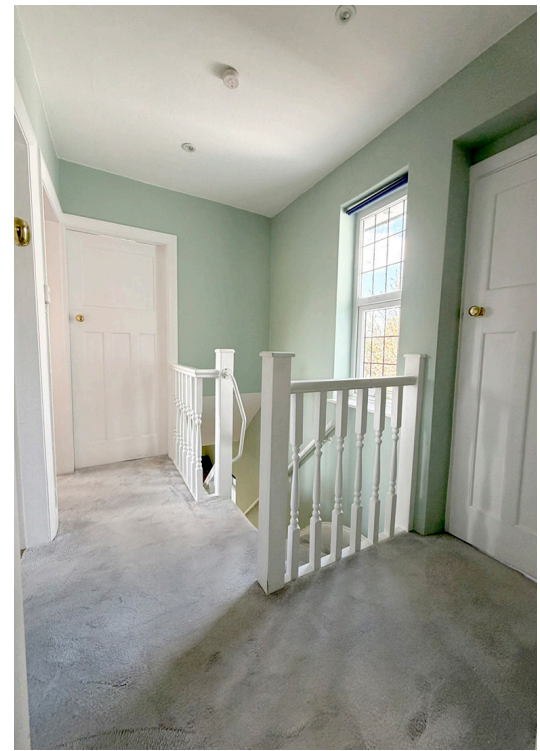
The accommodation comprises: Entrance hall with ground floor cloakroom, living room, dining room, well appointed breakfast kitchen and utility room.

To the first floor are four bedrooms and a shower room with separate cubicle having directional sprays and steam function.

To the front of the property is a mature boundary hedge with an arched feature and hand gate leading to the front garden, which could easily be adapted to provide driveway parking if required.

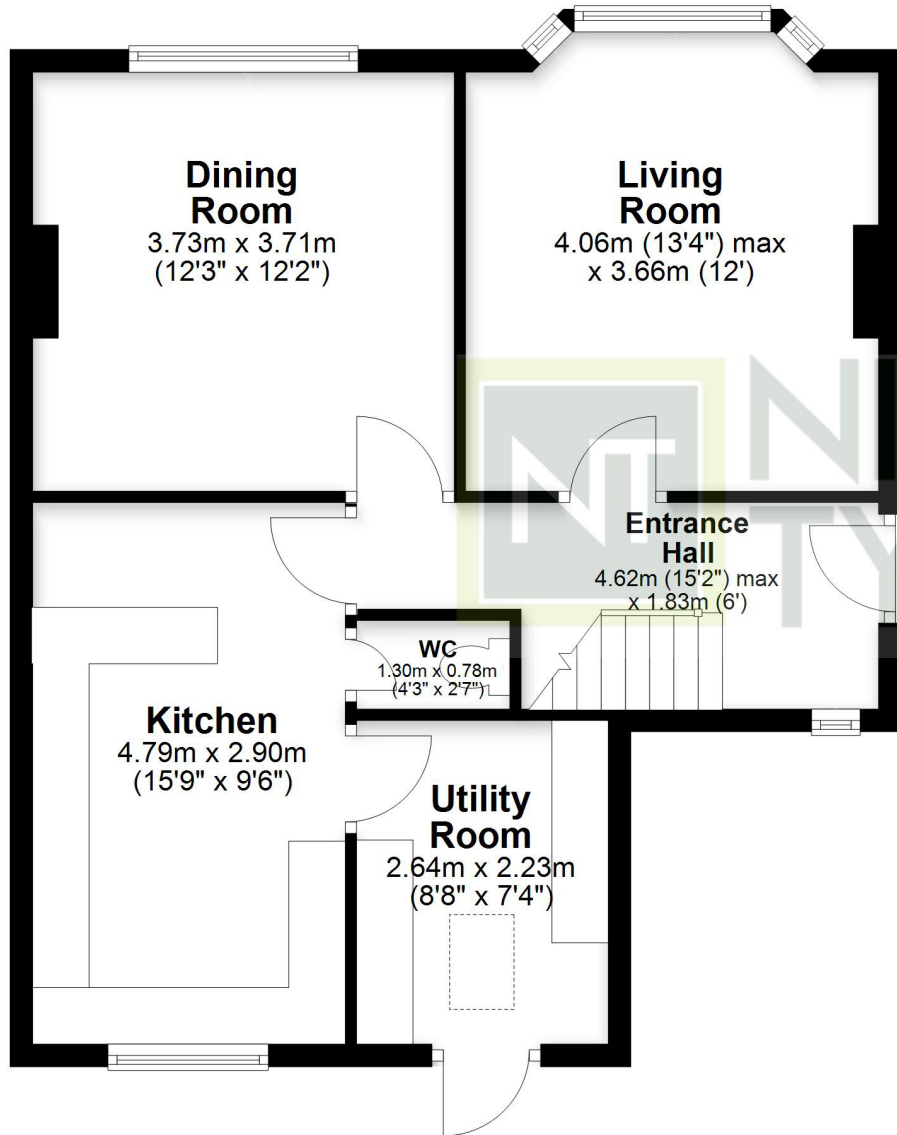
To the rear is a flagged patio, lawned garden with flowering borders and boundary hedging and fencing. The summer house has electricity and is within reach of the property's Wifi.

There is a large **detached garage/workshop 17' x 15'3"** with solar panelling and a useful **timber garden shed 10' x 8'**, accessed via a driveway from St Clements Road South, which has a separate postcode (HG2 8LY).

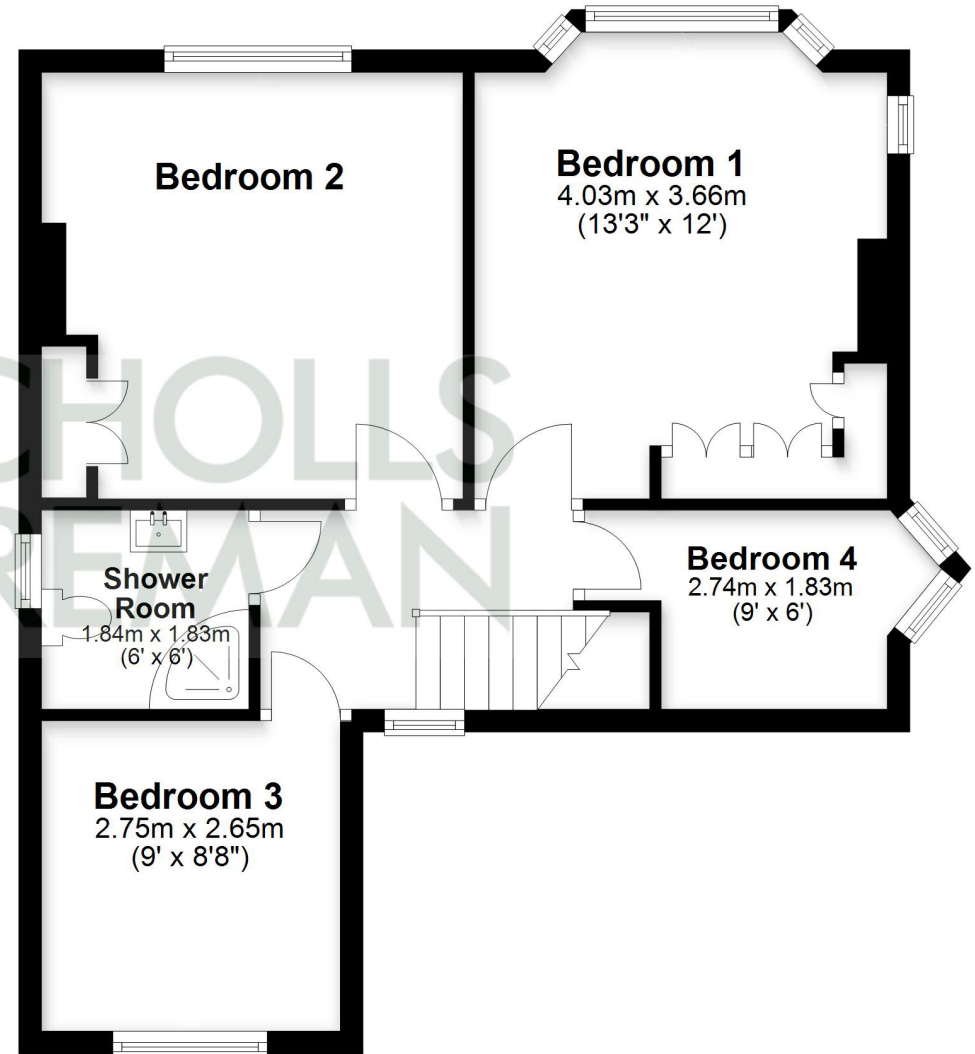




## Ground Floor



## First Floor



This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.



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