



## Mornington Crescent, Harrogate

Asking Price £725,000

**Stephensons**  
estate agents & chartered surveyors

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## Mornington Crescent, Harrogate HG1 5DL

Est. 1871

Asking Price £725,000

\*\*\*\* COMPREHENSIVELY UPGRADED \*\*\*\*

A stunning period townhouse, skilfully extended to create ideal family living accommodation, set across 3 floors with a finish to the highest specification.

The property is ideally situated within central Harrogate, close to the local schools and is being offered for sale with both vacant possession and no onward chain.

A comprehensively upgraded and skilfully extended period townhouse, located centrally within Harrogate, and offering outstanding family living accommodation set across 3 floors with a finish to the highest specification.

The property is entered from the front into an entrance porch which leads through into a spacious reception hall with feature tiled flooring, Victorian style radiator and staircase leading to the first floor.

Located at the front of the house is a sitting room having a period fireplace, bay window, and contemporary radiator. The lounge is located centrally within the ground floor accommodation and includes a radiator.

An inner hall gives access to a separate utility room which has a Quartz worktop with washing machine and dryer. There is a built-in understairs cupboard and parquet style oak flooring. Located off the hall is a downstairs cloakroom having a low flush W.C., and wash hand basin.

Without doubt, the feature room of the property is the open plan living kitchen, forming part of the property's skilful extension creating the ideal family environment. The kitchen includes a modern range of built-in units with matching high level storage cupboards, Quartz worktops, and inset Belfast sink unit, a built-in AEG induction hob with extractor, integrated oven and grill with dishwasher, fridge, and freezer unit. There



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected.  
Broadband Coverage: Up to 1600\* Mbps download speed  
Council Tax: E - North Yorkshire Council  
EPC: To be confirmed  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



is a built-in wine cooler, breakfast bar, and contemporary radiator. Sliding patio doors to the rear elevation lead out onto the garden beyond.

The first floor landing features a turn staircase leading to the second floor and includes a radiator and ceiling down lighters.

The principal bedroom is located at the front, having a period fireplace in addition to a second double bedroom located to on the first floor at the rear. Both bedrooms benefit from radiators.

There is a first floor bathroom which has a low flush W.C., his and hers wash hand basin with marble worktop and roll top bath with separate walk-in shower cubicle.

To the second floor there are 3 further bedrooms, separated to 2 spacious doubles and a 5th bedroom ideally suited to a home office. All 3 bedrooms benefit from radiators.

The second floor landing has a built-in storage cupboard and airing cupboard which houses the boiler and hot water cylinder.

The internal accommodation is completed by the second floor bathroom, which has a low flush W.C., wash hand basin set in a vanity surround with marble worktop and inset panelled bath with shower attachment and tiled splashbacks.

Externally, the property overlooks Mornington Crescent being set back from the road with a pedestrian front access onto a forecourt front garden with herbaceous borders and walled boundaries.

The rear garden has been expertly landscaped, enjoying a substantial, flagged patio ideal for outside entertaining. There is a central pathway with adjoining artificial lawn, in addition to a raised side border and surrounding walled boundaries.

There is gated access at the rear with on road parking available to both the front and rear of the property.

The property benefits from gas fired central heating throughout and an early inspection is strongly recommended.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

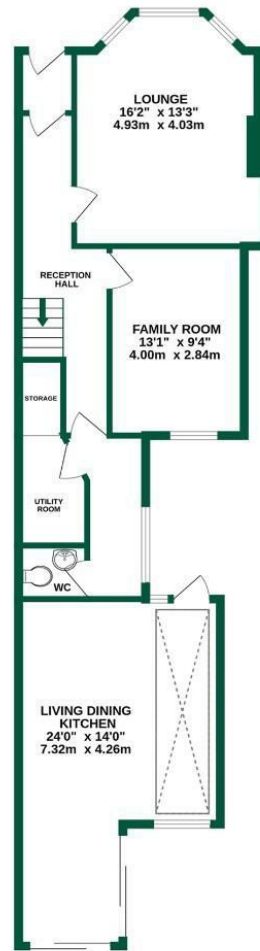
## Partners:

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 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
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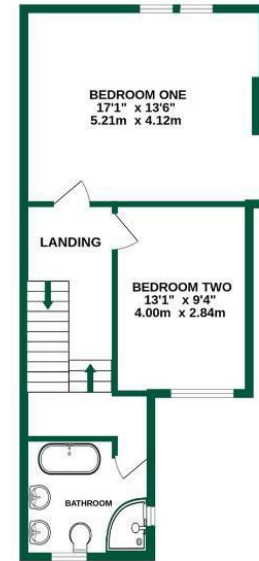
## Associate Partners:

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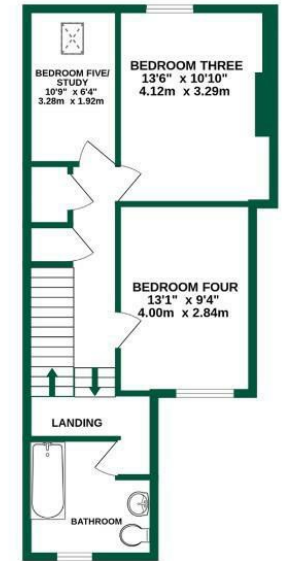
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GROUND FLOOR  
830 sq.ft. (77.2 sq.m.) approx.



FIRST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



SECOND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1893 SQ.FT. (175.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.