



Westminster Crescent, Harrogate, HG3 1LY

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superbly presented four bedroom detached family home, situated in a sought after location in the highly regarded village of Burn Bridge. The property has been much improved by the current owners over recent years and benefits from attractive elevated views to the front and direct access to the woods to the rear.

Offering generous family living space throughout, the immaculate accommodation comprises: Secure entrance porch with door direct into the garage, hallway, WC, lounge centring upon log burning stove and double doors opening to a bespoke open plan dining kitchen, with integrated appliances and breakfast bar which opens to the most amazing Orangery with bi-folding doors offering access to the rear garden. To the first floor are four generous bedrooms and a modern house bathroom with separate shower cubicle.

To the outside, the property has a spacious lawn garden to the front with privacy hedging and a driveway providing ample off road parking leading to an attached garage with up and over door and utility area. The attractive rear garden is laid mainly to lawn with spacious patio seating area and direct access into the woods.



Guide Price £675,000

Westminster Crescent, Harrogate, HG3 1LY

DESCRIPTION

Entrance Vestibule

Accessed via UPVC double glazed door, UPVC double glazed windows to front and side elevations, access door to garage, glazed door to:

Entrance Hall

Glazed window to front elevation, stairs to first floor, radiator, under stairs storage cupboard, doors to:

WC

Low level WC, wash hand basin, radiator, double glazed window to side elevation.

Open Plan Kitchen Dining Room

24'8" x 10'8"

Quality modern range of wall and base mounted units with Quartz working surfaces over with inset sink and mixer tap, inset four ring induction hob with extractor hood over, double built in electric oven, integrated dishwasher and fridge freezer, breakfast bar, feature radiator, inset ceiling spot lights, UPVC double glazed window to rear elevation, UPVC double glazed door to side access, space for large dining table, radiator, through to:

Orangery

14'1" x 12'2"

UPVC double glazed windows, roof and Bi-folds door to rear garden.

First Floor Landing

UPVC double glazed window to side

elevation, radiator, inset ceiling spot lights, doors to:

Bedroom One

14'6" x 11'5"

UPVC double glazed window to front elevation, radiator.

Bedroom Two

12'2" x 9'9"

UPVC double glazed window to rear elevation, radiator, fitted wardrobe, inset ceiling spot lights.

Bedroom Three

11'5" x 9'10"

UPVC double glazed window to front elevation, radiator, fitted wardrobe.

Bedroom Four

8'8" x 6'3"

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath with mixer tap, low level WC, wall mounted wash hand basin with cupboards under, shower cubicle with mains shower over and glazed screen, tiled walls, feature inset shelving, tiled floor, chrome heated towel rail, UPVC double glazed window to front elevation.

Garage

20'5" x 12'11"

Electric up and over door, power and light

laid on. Utility area with double base unit with work top over and inset sink unit, plumbing and space for washing machine, space for tumble dryer. UPVC double glazed window to side elevation.

Outside

A driveway provides ample off street parking. The remainder of the front is laid to lawn with hedging to perimeters. To the rear is an enclosed garden laid mainly to lawn with mature flower and shrub beds, patio seating area, power socket, outside tap, hedging to perimeters and access to woodlands.

EPC

Environmental impact as this property produces 6.5 tonnes of CO2.

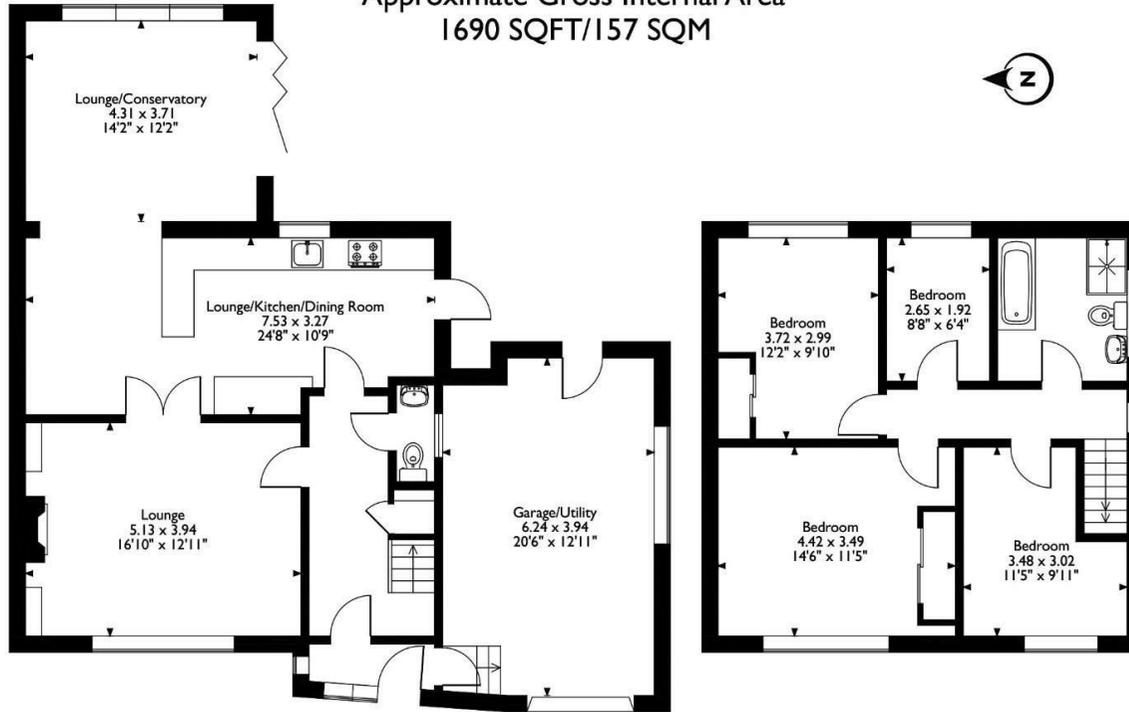
Material Information

Tenure Type; Freehold
Council Tax Banding; F
EPC: D





Westminster Crescent Burn Bridge, Harrogate, North Yorkshire
 Approximate Gross Internal Area
 1690 SQFT/157 SQM



Ground Floor

First Floor

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

01423 536222

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

harrogate@hunters.com

