



Harlow Park Crescent, Harrogate, HG2 0AW

- Popular residential location on Harlow Park Crescent
- Private garden to the rear of the property
- Driveway parking for two vehicles
- Excellent transport links for easy commuting
- Early viewing highly recommended
- Three well-proportioned bedrooms
- Garage providing additional storage
- Close to Harrogate town centre and local amenities
- Within the catchment area for Harrogate Grammar School
- Council Tax Band C

Guide Price £300,000

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DESCRIPTION

Situated on the popular Harlow Park Crescent, this semi-detached home combines comfortable living with everyday convenience. Inside, the property offers three well-sized bedrooms, including two generous doubles and a single room, making it an ideal choice for families, professionals, or anyone needing a little extra space. Two modern bathrooms help take the pressure off busy mornings, offering practicality for daily life.

The welcoming reception room sits at the heart of the home, providing a cosy yet versatile space to relax or spend time with family and friends. Outside of the main living areas, the property benefits from a garage for useful storage and a driveway with space for two cars, so parking is never an issue.

To the rear, a private garden offers a peaceful spot to unwind or entertain. Whether it's enjoying a quiet coffee in the sunshine or hosting summer barbecues, this outdoor space is a real highlight.

The location is another standout feature. Just a short distance from Harrogate town centre, the home is perfectly placed for local shops, cafés, restaurants, and amenities. Excellent transport links make commuting straightforward, while families will value being within the catchment area for the highly regarded Harrogate Grammar School.

Overall, this is a fantastic opportunity to enjoy a well-maintained home in a sought-after area, offering both lifestyle and convenience. Early viewing is highly recommended.



EPC

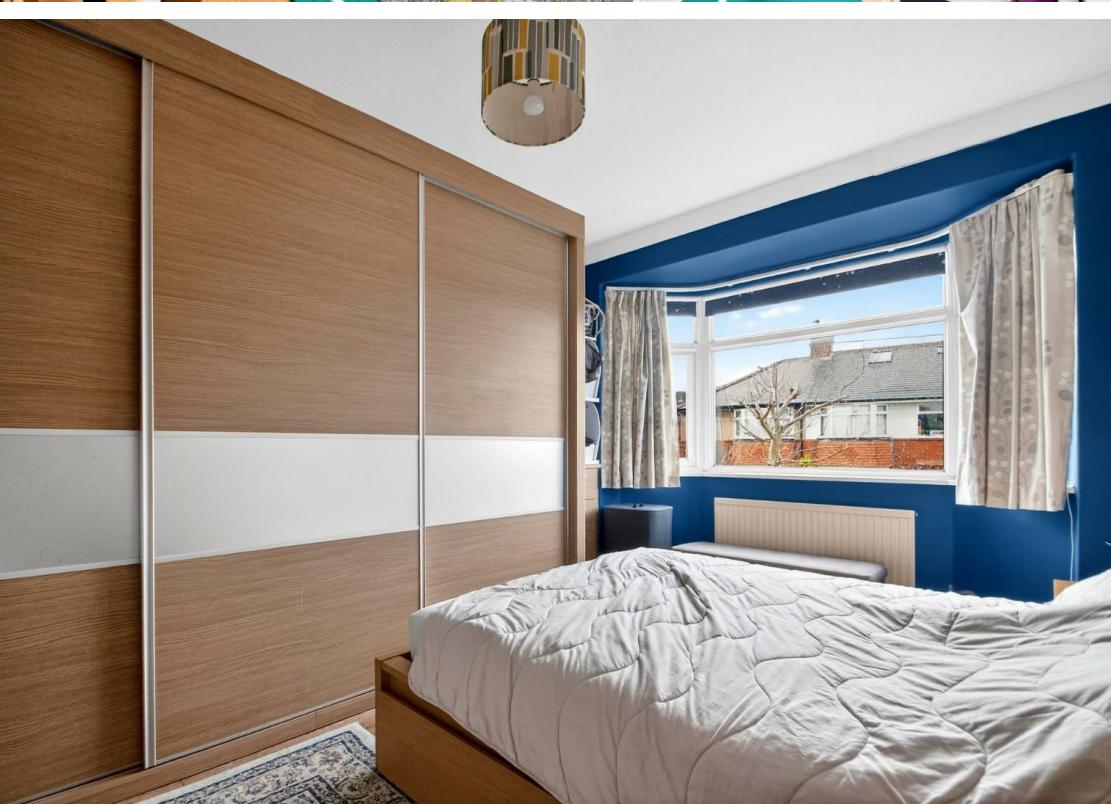
Energy rating C

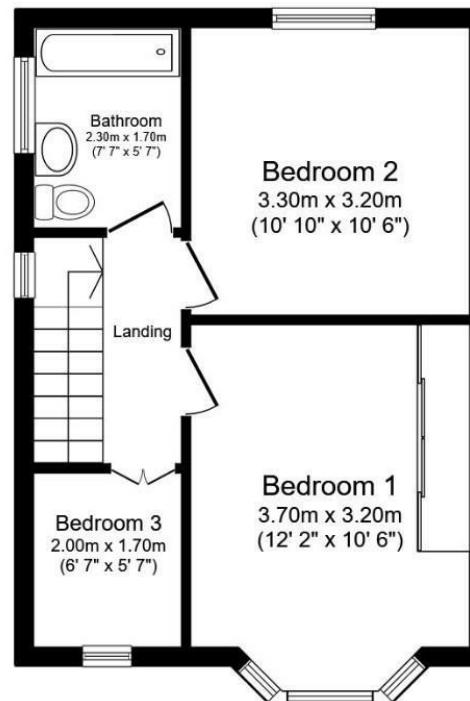
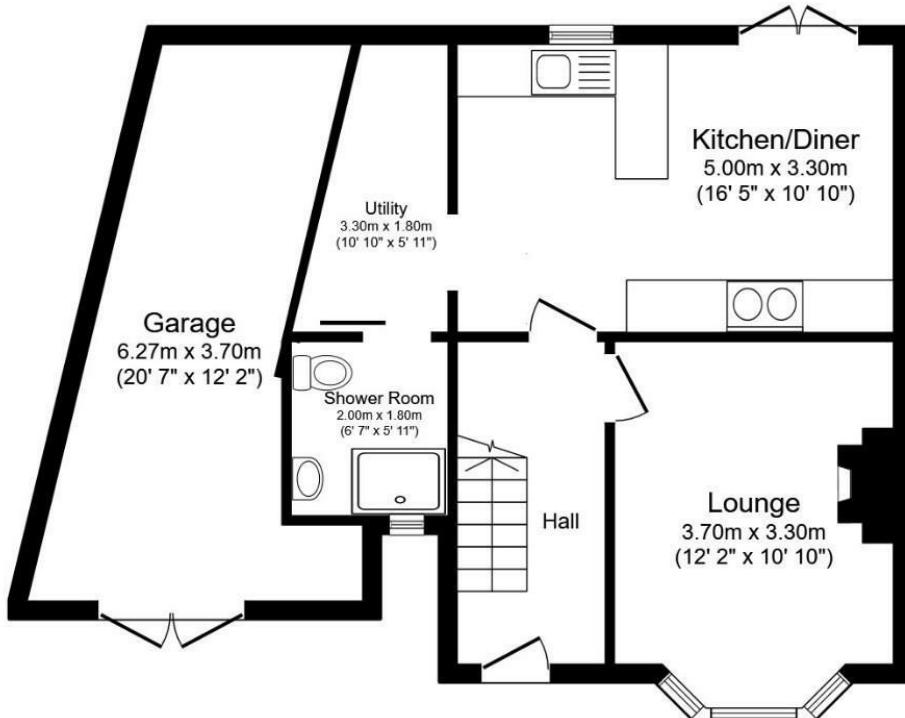
This property produces 3.2 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C





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		84
(81-91)	B		
(69-80)	C		70
(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.