

1 WAYSIDE CRESCENT  
HARROGATE  
HG2 8NJ



NICHOLLS  
TYREMAN

# 1 WAYSIDE CRESCENT | HARROGATE | HG2 8NJ

A beautifully presented, recently upgraded, detached family home, situated in this extremely popular residential location close to excellent schools and shops, with the Harrogate town centre a short distance away

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Entrance Hall | Sitting Room | Living/Dining Room | Family Room | Breakfast Kitchen | Utility Room | Cloakroom with wc

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Four Bedrooms | En-suite Shower Room | House Bathroom | Balcony

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Gardens | Garage

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Council Tax: F | Energy Rating: D | Tenure: Freehold

## £800,000





**The property offers extremely versatile and well planned accommodation with the benefit of double glazing, recently fitted kitchen and large balcony overlooking the rear gardens.**

The accommodation comprises: A large welcoming entrance hall with staircase to the first floor, ground floor cloakroom with wc, sitting room, double doors leading to a large living room, being open plan to the dining room, family room, beautifully appointed breakfast kitchen with central island and bi-fold doors to the rear gardens and separate utility room.

To the first floor the principal bedroom has double doors to the balcony and an en-suite shower room, there are three further bedrooms and a house bathroom.

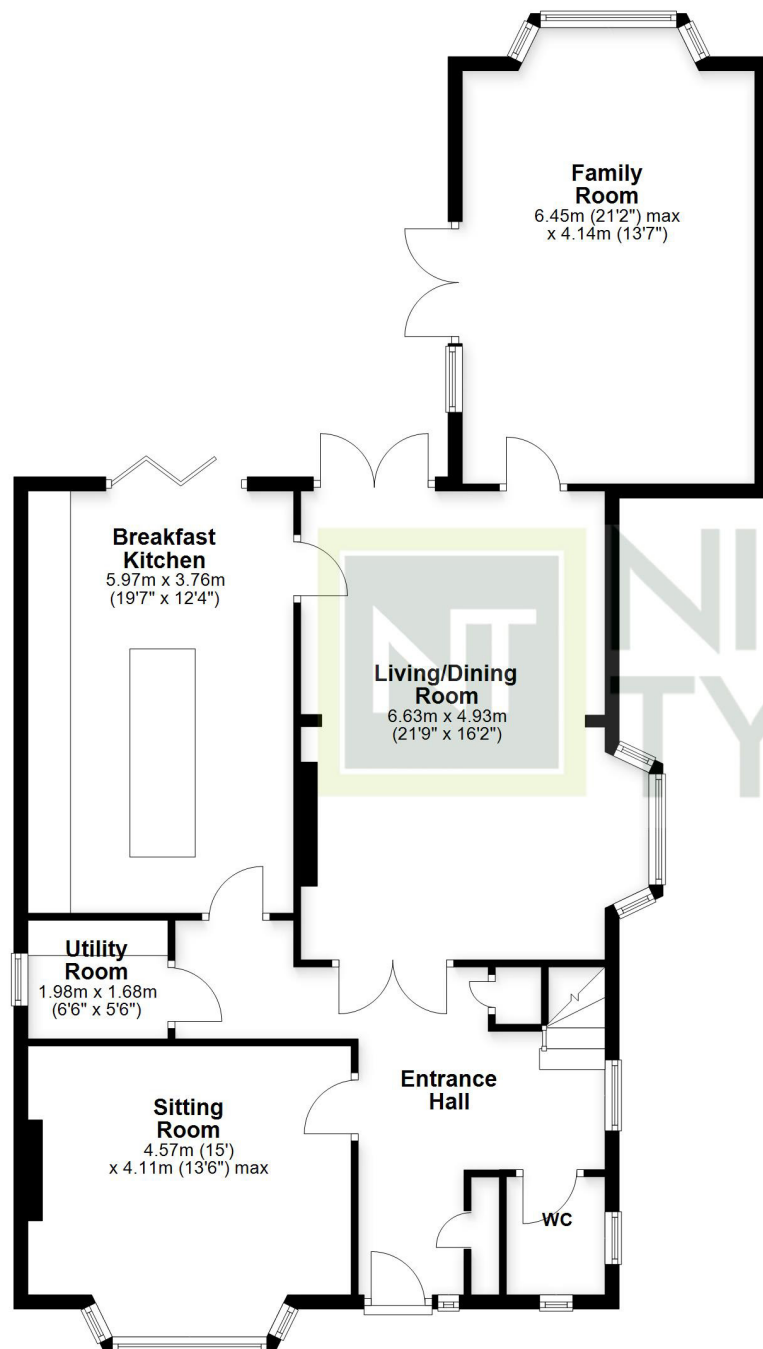
The property is approached via gates leading to a large, block paved, forecourt driveway with access to the side leading to the garage and garden store. To the rear of the property is an enclosed decked area giving access to the kitchen and good sized lawned gardens with flowering borders and boundary hedging and fencing.





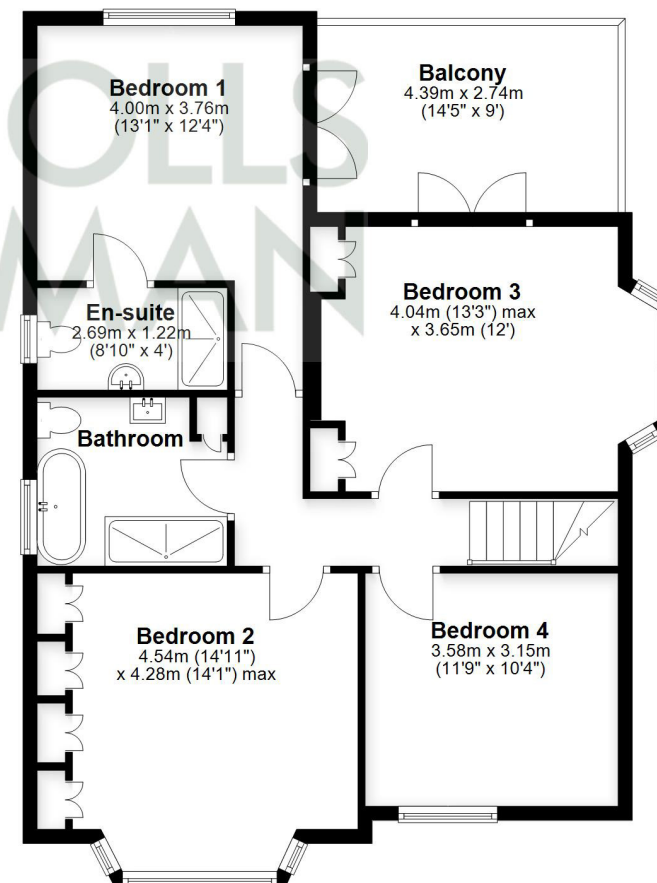
## Ground Floor

Approx. 121.2 sq. metres (1304.8 sq. feet)



## First Floor

Approx. 81.0 sq. metres (871.3 sq. feet)



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



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