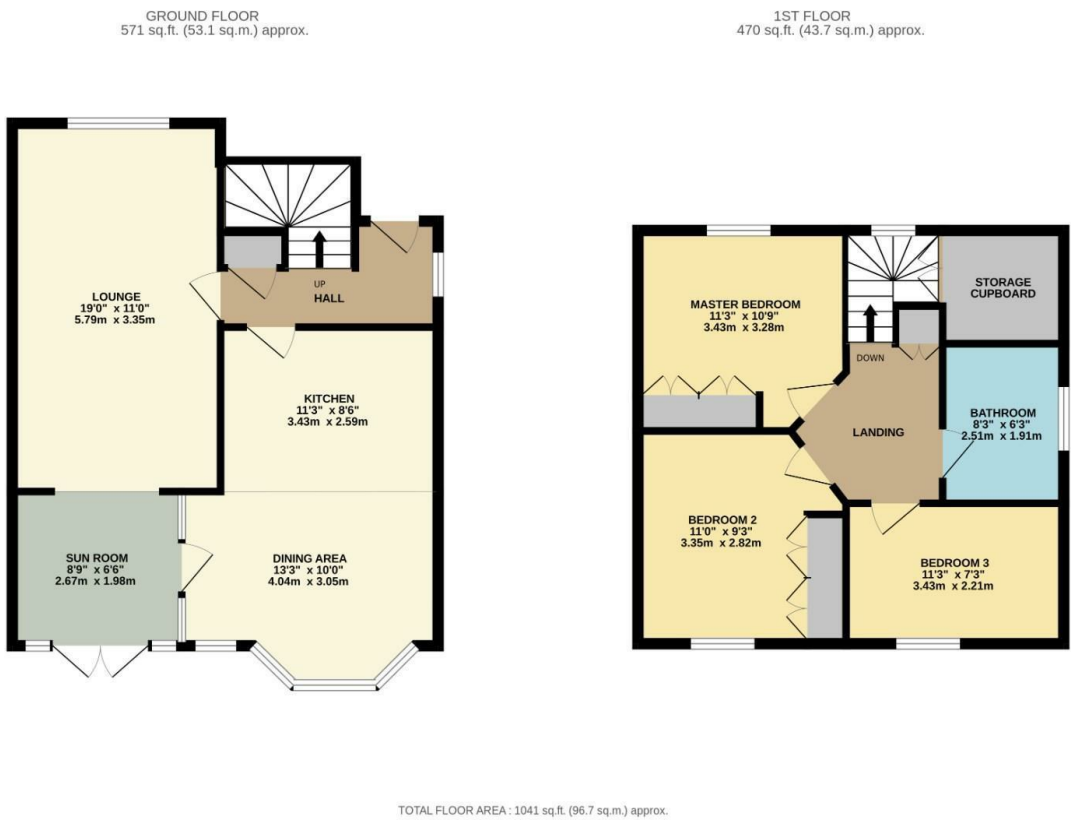


Floor Plan



Energy Performance Certificate



Directions

Proceed down Parliament Street and continue up Ripon Road. Turn left into Kent Road and right again into Oakdale. Follow the road round to the left and continue until you see a right hand turning into Dorset Crescent. Continue down the hill and turn right where the property is easily found on the left hand side.

Council Tax Band D Tenure Freehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£495,000

8 Dorset Crescent, Harrogate, HG1 2LU

3 Bedroom House - Semi-Detached

**A superb three bedroom semi detached home in need of some modernisation throughout currently with well proportioned living accommodation and offers plenty of potential and benefitting from a superb location in the Duchy Area. NO ONWARD CHAIN.**



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



Description

With gas fired central heating and double glazing the living accommodation comprises; entrance hall with a useful understairs storage cupboard, spacious lounge with feature fireplace and opening out into the sunroom which over looks the gardens and looks out onto the woodland towards Oakdale Golf Course. There is a open plan dining kitchen with space for washing machine and fridge freezer, electric hob and eye level oven and a step down into the dining area which again over looks the gardens.

On the first floor the landing leads to the master bedroom, second double bedroom with fitted wardrobes, a good sized third bedroom and a house bathroom with shower over the bath, w/c and hand basin. There is a drop down ladder leading into the loft space which offers further storage.

Outside to the front of the property is a driveway offering off street parking for multiple vehicles in tandem and leads to the single garage which has power and lighting. The rear garden has a patio area, lawns, well stocked flower beds and mature trees and an lovely aspect with an outlook of woodland towards Oakdale Golf Course.

