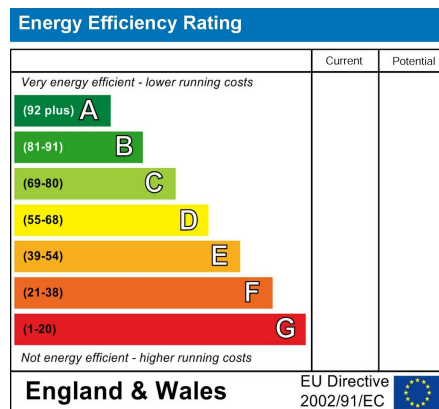


Floor Plan



Energy Performance Certificate



Directions

Proceed from Harrogate to the village of North Rigton. Proceed down Rigton Hill and take the second exit at the mini roundabout. Follow the road round to the left where the property is easily found on the right hand side clearly marked by a Hopkinson for sale board.

Council Tax Band C 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.



Offers Over £499,950

5 The Crescent, North Rigton, Leeds, LS17 0DD

2 Bedroom House - Semi-Detached

**A very well presented high-end quality two bedroom house situated within the popular village of North Rigton, comprising of a stunning and large rear garden with front and back unimpeded views across the Wharfe Valley, including the famous Almscliffe Cragg.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With central heating and double glazing the living accommodation comprises entrance hall, living room with wood burning stove, open plan living kitchen with a modern fitted kitchen units including an eye level oven, microwave oven, electric hob with extractor, space and plumbing for washing machine and dishwasher. The kitchen opens out into the extension which creates a fantastic open plan living space perfect for entertaining with bi folding doors leading out into the south west facing garden.

On the first floor the landing leads to the spacious master bedroom which has fantastic views to the front of the property over looking the Valley, second double bedroom and modern fitted house bathroom with shower over the bath, w/c and hand basin. There is also a useful loft space which can be used for additional storage.

Outside to the front of the property is a driveway offering off street parking for one vehicle with additional on street parking which is unrestricted. There is a side path leading to a lawned garden and a side access gate. To the rear is a stunning garden with a decked seating area with the bi folding doors leading into the open plan kitchen, large lawn leading to well stocked flower beds, a pond and more seating areas including a raised decked area at the end of the garden which overlooks Almscliffe Crag which is only a short ten minute walk away with more outstanding countryside views.

North Rigton is a fantastic community village with primary school, the popular Square and Compass pub and offers great commuter links via road with easy access to Leeds Harrogate and the A1m and also rail links with Weeton station close by which is on the York to Leeds line including stops Harrogate and Knaresborough.

