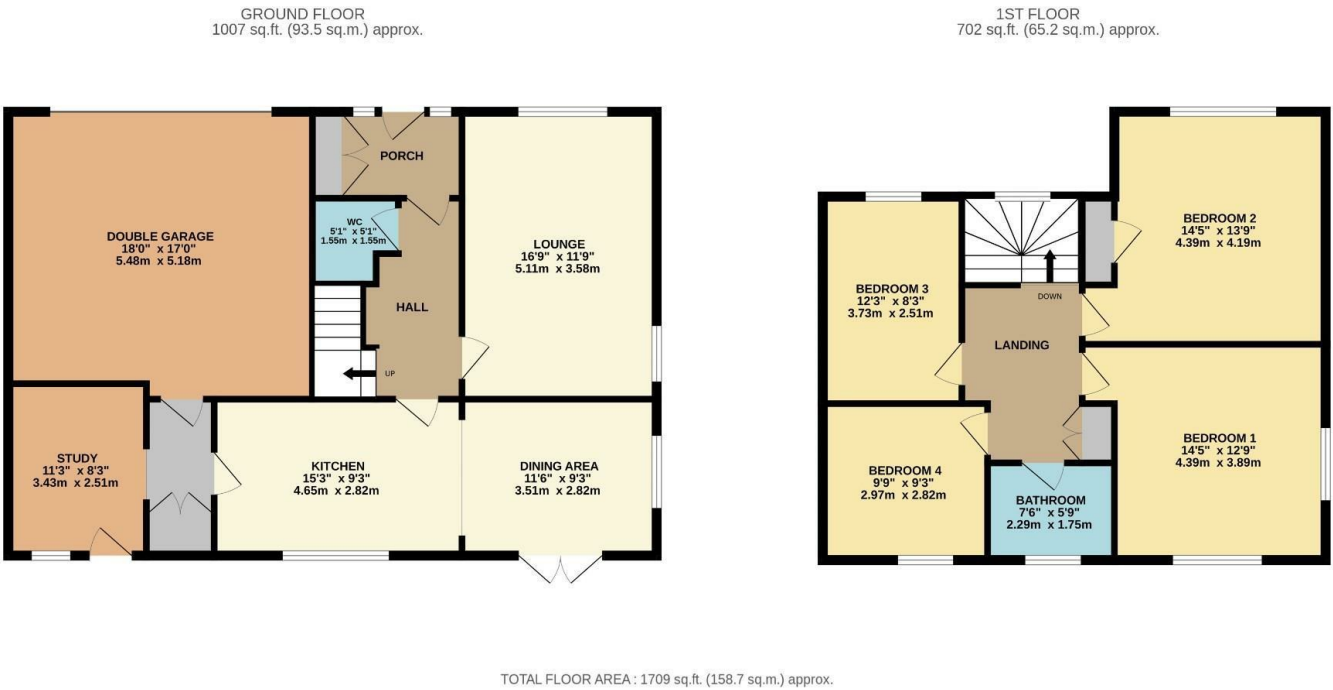


Floor Plan



Energy Performance Certificate



Directions

Proceed through Burn Bridge towards Brackenthwaite Lane and at the The Black Swan Pub, turn left into Malthouse Lane and left again into Westminster Crescent where the property is easily found on the left hand side.

Council Tax Band    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.



£799,999

19 Westminster Crescent, Burn Bridge, Harrogate, HG3 1LX                      4 Bedroom House

**A beautifully presented four bedroom detached family home offering spacious living accommodation throughout and benefiting from a large plot and a superb location in the ever popular Burn Bridge on the south side of Harrogate.**



# HOPKINSONS

ESTATE AGENTS

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



Description

With gas central heating and double glazing the living accommodation comprises; entrance porch leading to the entrance hall with downstairs w/c, spacious lounge with feature fireplace housing a gas living flame fire, open plan dining kitchen with the dining area having double doors that lead out onto the patio creating very nice entertaining space. The modern kitchen includes granite worktops, induction hob, integrated appliances including full length fridge and freezer, dishwasher, two Neff ovens one of which also can be used as a microwave. There is a separate office/study with the door leading out to the south West facing garden and an integral double garage with power, lighting, plumbing for washing machine and more storage space in the roof void.

On the first floor, the spacious landing leads to the master bedroom with a built with wardrobe, three further double bedrooms and a modern house bathroom with shower over the bath, w/c and hand basin with the useful storage cupboard. From the landing the is a wooden drop-down ladder that leads to a boarded loft which creates a fantastic storage space.

Outside to the front of property is a block paved driveway with a shaped lawn and well stocked flower beds with the garden wrapping round to the left of the property to the rear garden. The south west facing rear garden includes, a decked area which is perfect for entertaining and also a pleasant seating area overlooking the large lawn area, well stocked flowerbeds and rockery. There is also a separate garage which creates useful additional storage.

Benefitting from a superb location in Burn Bridge with The Black Swan within walking distance and walkways leading into the popular village Pannal which has a Church, primary school, a convenience store, Post Office. There are great transport links via bus to Leeds and Harrogate on the 36 route, via rail Pannal station is on the Leeds, Harrogate and York line.

AGENTS NOTE: The current owners do have lapsed planning for a double storey extension, please ask us for any further information if required.

