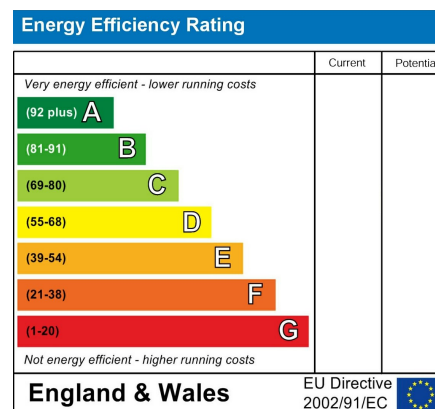


Floor Plan



Energy Performance Certificate



Directions

Proceed up Cold Bath Road and Wordsworth Crescent is the last turning on the left where the property is easily found on the left-hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure

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.



£595,000

1a Wordsworth Crescent, Harrogate, HG2 0HL

3 Bedroom House

Highly sought-after Wordsworth Crescent, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. Located just off Cold Bath Road, the property is ideally situated near Harrogate Grammar School and the picturesque 200 acres of the Stray, making it an excellent choice for families.



HOPKINSONS

ESTATE  AGENTS

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

Description

Upon entering, you are welcomed by a covered entrance that leads into a spacious reception hall, complete with a guest shower room for added convenience. The ground floor features a cosy lounge, a delightful dining room, and a well-appointed breakfast kitchen, which flows seamlessly into a utility room that connects to a single garage. This layout is perfect for both entertaining and everyday living.

Ascending the return staircase, you will find three generously sized bedrooms, each offering a peaceful retreat, along with house bathroom. The property benefits from gas fire central heating.

Externally, the house boasts a private driveway with hardstanding, providing ample parking space. The front garden is beautifully maintained, showcasing a vibrant array of plants that enhance the property's curb appeal. At the rear, a flagged patio area invites you to enjoy the garden, complete with a garden shed, offers a tranquil space for relaxation and outdoor activities.

