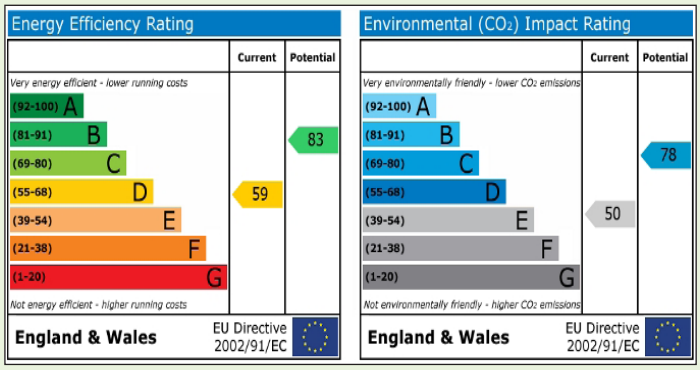
EPC RATING: D



APPROXIMATE DISTANCES

Town Centre	1 mile
Railway Station	0.8 miles
Bus Route	200 metres
Airport	12.5 miles

LINKS TO 360° TOUR
https://goo.gl/4LRdQg

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

NICHOLLS TYREMAN

9 WAYSIDE CRESCENT
HARROGATE

£895,000
CHAIN FREE

A truly magnificent, detached, family house which has undergone complete modernisation and extension, creating an amazing living space. The property has been remodelled throughout to the highest quality, with a fine eye for detail, making this an outstanding home.

The property is situated in this premier location close to secondary schools, shops, rail links and within easy reach of the Harrogate town centre.

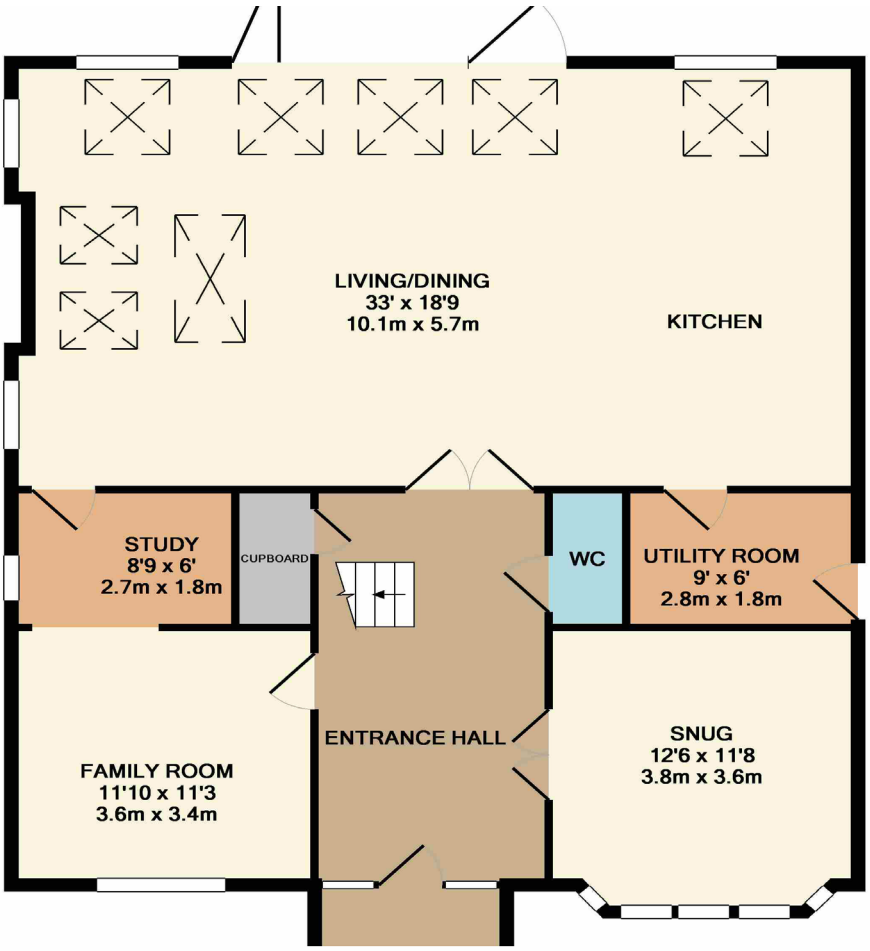
The property benefits from underfloor heating, double glazing and fitted wardrobes and comprises: Superb welcoming entrance hall with oak flooring and staircase, ground floor wc, snug, family room, study, spectacular family/living/dining kitchen with large island and high quality units, Bosch appliances, bi-fold doors and a bank of electric velux windows, separate utility room, galleried landing with lantern skylight, five bedrooms, en-suite shower room and house bathroom.

5 BEDROOMS

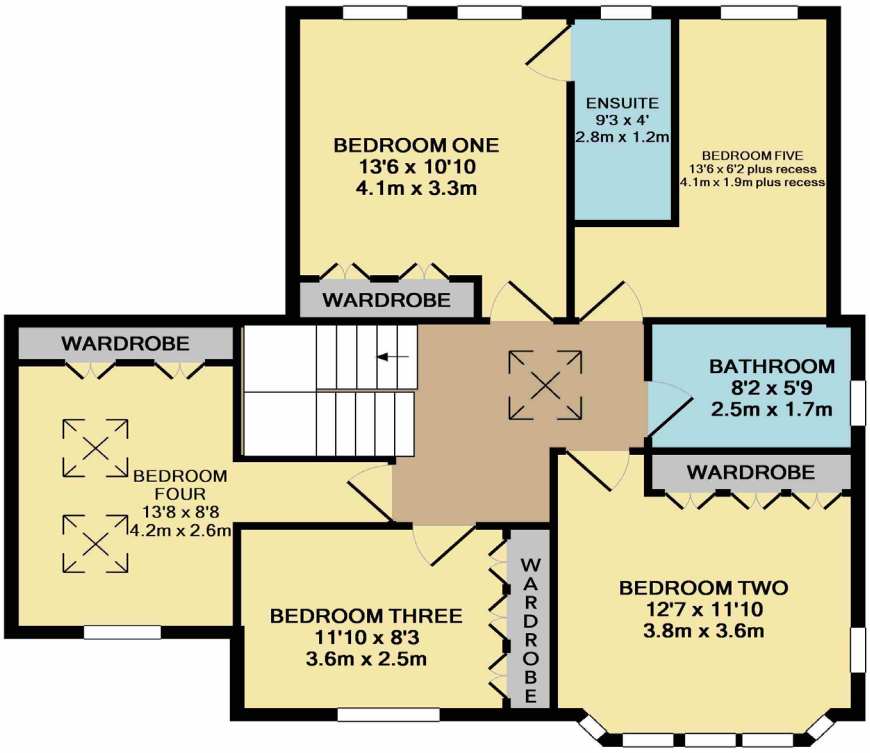
3 RECEPTION ROOMS

2 BATHROOMS

MODERNISED & EXTENDED



GROUND FLOOR



1ST FLOOR

Approximate Floor Area: 2,200 sqft

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

INSIDE

GROUND FLOOR

Entrance Hall	19’2” x 9’6”
Cloakroom with wc	5’3” x 3’
Living/Dining/Kitchen	33’ x 18’9”
Utility Room	9’ x 5’3”
Family Room	11’10” x 11’3”
Study	8’9” x 6’
Snug	12’6” x 11’8”

FIRST FLOOR

Landing	
Bedroom One	13’6” x 10’10”
En-suite	9’3” x 4’
Bedroom Two	12’7” x 11’10”
Bedroom Three	11’10” x 8’3”
Bedroom Four	13’8” x 8’8”
Bedroom Five	13’6” x 6’2” plus recess
Bathroom	8’2” x 5’9”

OUTSIDE

To the front of the property is a large gravelled driveway with brick gate posts and boundary hedging.

A side driveway leads to...

LARGE DETACHED GARAGE **17'8" x 13'9"**

With electric up and over door, power, light, heat and personnel door to side.

To the rear of the property is a good flagged sized patio leading to a large lawned garden with boundary fencing and mature hedging.

DIRECTIONS - HG2 8NJ

From Harrogate take York Place and at the roundabout turn right into Wetherby Road. Wayside Crescent is then a turning on the right hand side

COUNCIL TAX

The property has been paced in band F.

TENURE

The tenure of the property is freehold.