



VERITY  
FREARSON

7 HORNBEAM CRESCENT, HARROGATE, HG2 8QA

GUIDE PRICE £875,000



# 7 HORNBEAM CRESCENT

*Harrogate, HG2 8QA*

A superb modern detached family house offering spacious and beautifully presented accommodation, appointed to a high standard throughout, situated in a prime residential district of Harrogate.

This excellent family home, being just over ten years old, offers very well-planned family accommodation of very generous proportions, with many top quality fittings including a Clarity Arts kitchen and other fittings, double glazing and under-floor heating throughout.

Hornbeam Crescent is situated in a fashionable district of Harrogate on the southern outskirts of the town, within easy walking distance of well-regarded primary and secondary schools. The property is also well served by the varied amenities of Hornbeam Park, notably a popular health club and railway station. An internal inspection of this comfortable family home is strongly recommended.



Reception Hall • Cloakroom • 3 Reception Rooms • Dining Kitchen • Utility Room

5 Bedrooms • Three Bathrooms

Detached Double Garage • Private Gardens











## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

Fitted bookcase cupboard by Clarity Arts, solid oak flooring and downlighters. Staircase with spindle banister leads to the first floor.

#### CLOAKROOM

With low-flush WC and washbasin. Travertine tiling to floor, extractor fan and double-glazed window to front.

#### LIVING ROOM

Two double patio doors to rear, television and telephone points, solid oak flooring and downlighters.

#### DINING ROOM

Window to front, wall light points, downlighters and solid oak flooring.

#### SNUG

Window to front, television and telephone points, downlighters and solid oak flooring.

#### DINING KITCHEN

Fitted with a range of solid oak wall and base units by Clarity Arts having granite work surfaces, central island with inset 1½-bowl sink unit. Space for large stand-alone dual-fuel cooker. Integral dishwasher, microwave and coffee machine. Television and telephone points, travertine-tiled floor, window and exterior door to side.

#### UTILITY ROOM

Fitted with a range of wall and base units with work surfaces above having inset sink unit. Space for washing machine and vent for tumble dryer. Travertine-tiled floor, central heating boiler and window and exterior door to side.

### FIRST FLOOR

#### LANDING

With oak handrail. Window to front and access to the second floor. Downlighters and built-in cupboards by Clarity Arts.

#### MASTER BEDROOM

Windows to rear and side. Television and telephone points and wall light point

#### DRESSING ROOM

Window to rear. Clarity Arts wardrobes and downlighters.

#### EN-SUITE BATHROOM

Four-piece white suite comprising inset panelled bath, washbasin, low-level WC and double step-in shower cubicle. Travertine tiling to walls and floor, shaver socket, heated towel rail, extractor fan and window to side.

#### BEDROOM 2

Window to front, built-in wardrobes and downlighters.

#### BEDROOM 3

Window to front, built-in wardrobes and downlighters.

#### BEDROOM 4

Window to rear, built-in wardrobes and downlighters.

#### BATHROOM

Four-piece white suite comprising inset bath, washbasin, low-level WC and double step-in shower cubicle. Travertine tiling to walls and floor, heated towel rail, downlighters, extractor fan and window to rear.

### SECOND FLOOR

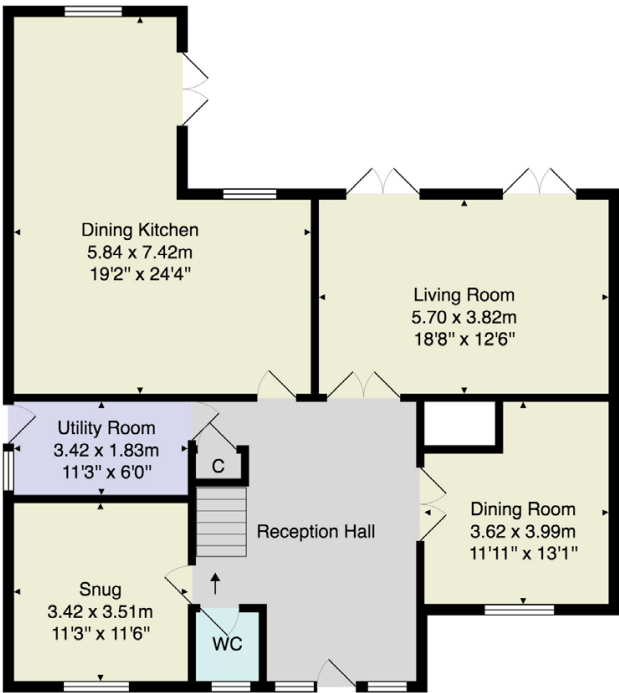
#### BEDROOM 5

Dormer window to rear, television and telephone points and downlighters.

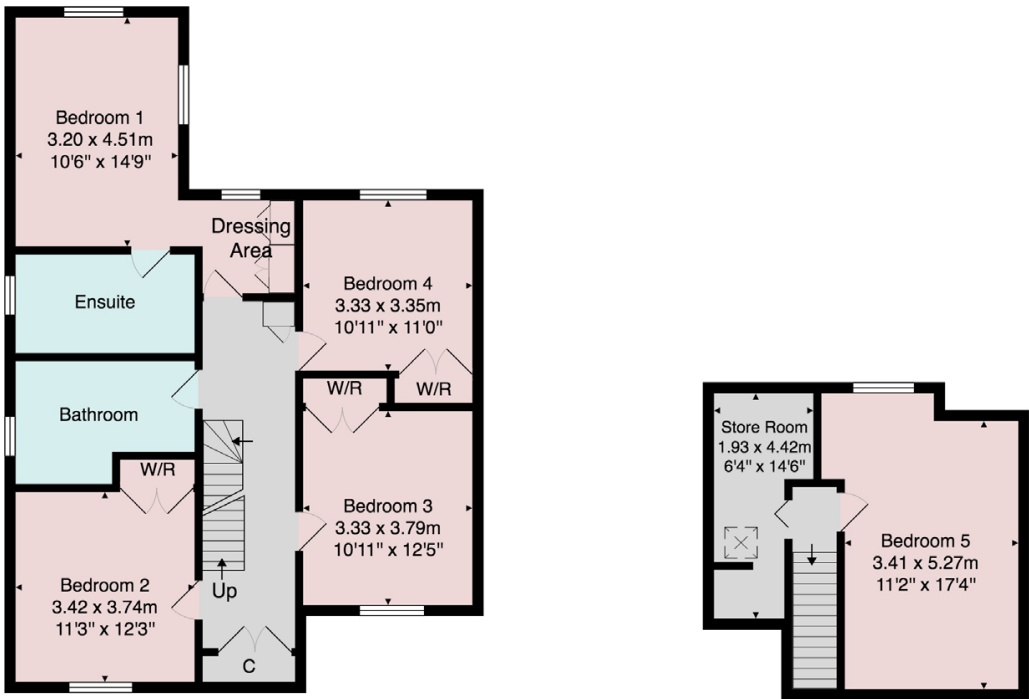
#### SHOWER ROOM

Fitted with a walk-in shower, washbasin and low-level WC. Travertine tiling to walls and floor, shaver socket, extractor fan and skylight window to side.

# FLOOR PLAN



Ground Floor



First Floor

Second Floor

Total Area: 240.0 m<sup>2</sup> ... 2583 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accept by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Outside

Externally, the property occupies a commanding, elevated position within this established residential area. Split driveway to front leads to access to the rear and a DETACHED DOUBLE GARAGE. The rear of the property is well sheltered and offers an excellent degree of privacy. The large terrace to the rear creates an exceptional outdoor entertaining area, whilst the elevated rear lawn offers the space required for modern-day family living.

## Directions

Located on the favoured south side of the town, close to Hornbeam Park railway station, with regular services to Leeds, Harrogate and York, excellent primary and secondary schools and the shops and amenities of nearby Leeds Road.

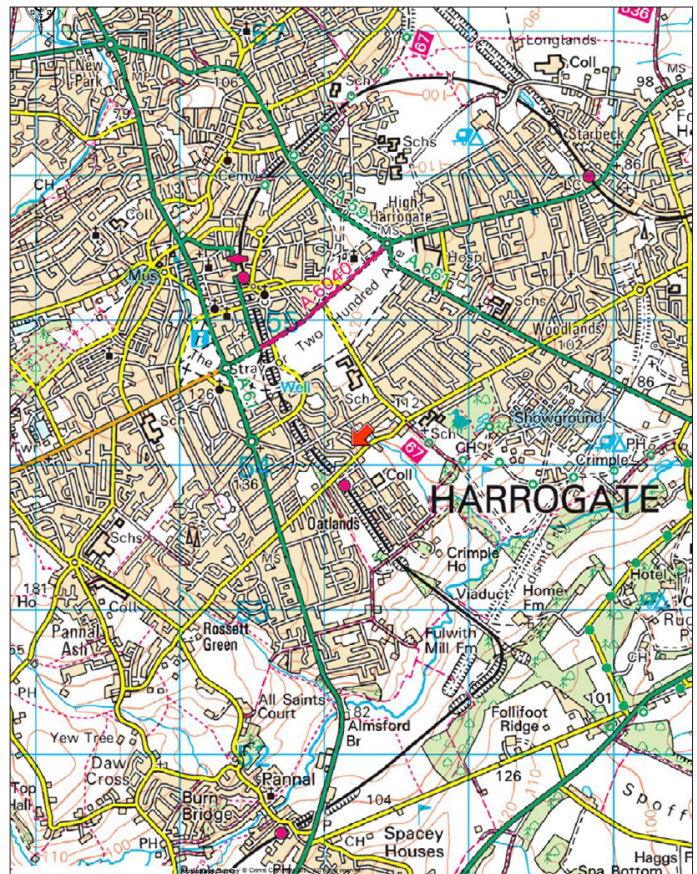
## Services

All mains connected.

## Tenure

Freehold.

## Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	42
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Harrogate

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