DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £285,000

- Attractive detached family home
- Impressive through reception room
- Three family bedrooms
- Low maintenance gardens
- Driveway and large garage
- Close to shops and schools
- No onward chain

22 Fewston Crescent, Harrogate, North Yorkshire, HG1 2BP

This well presented three bedroom detached family home with gated driveway and large garage is quietly situated close to an excellent range of local amenities - It now offers scope for cosmetic improvements and is available with NO ONWARD CHAIN.

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22 Fewston Crescent, Harrogate, HG1 2BP

General remarks

Constructed of brick with PVCu double glazing and gas fired heating, this neatly presented detached family home occupies a highly convenient setting close to an excellent range of local amenities in a continually popular neighbourhood.

An entrance hall gives access to an impressive full depth through sitting room with double glazed oriel front bay, a stone feature fireplace and patio doors opening directly onto the rear garden from a dining area. The well-appointed kitchen has a range of fitted cabinets and work surfaces, along with integrated cooking appliances and there is clear scope for the new owners to carry out the installation of their own preferred kitchen style.

On the first floor there are two double bedrooms with built-in wardrobes and a further family bedroom, all of these being served by a house bathroom with low panelled bath with shower above, low level WC and a fitted vanity unit.

The high quality paved driveway with ornamental gates to the side of the property provides off road visitor car parking and there are neatly laid out ornamental front garden areas. The larger than average garage (22' x 10') has a remote controlled shutter door and provides excellent parking and potential workshop facilities. The private and enclosed rear garden areas have been laid out with artificial turf for ease of maintenance and are screened by mature borders and high level fencing/hedgerows.

This is a continually popular location for the busy family seeking ease of access to local primary schools, an excellent range of shopping facilities and in addition there are regular bus services from Jennyfields Drive into Harrogate town centre, where a wider range of amenities can be enjoyed.

Directions

Proceeding from Harrogate out on the A61 Ripon Road, turn left onto Jennyfields Drive and right into Stainbeck Avenue. Take the first left and continue on to Fewston Crescent where the property will be found on the right hand side.

what3words overheat.scarcely.dares

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- Driveway parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

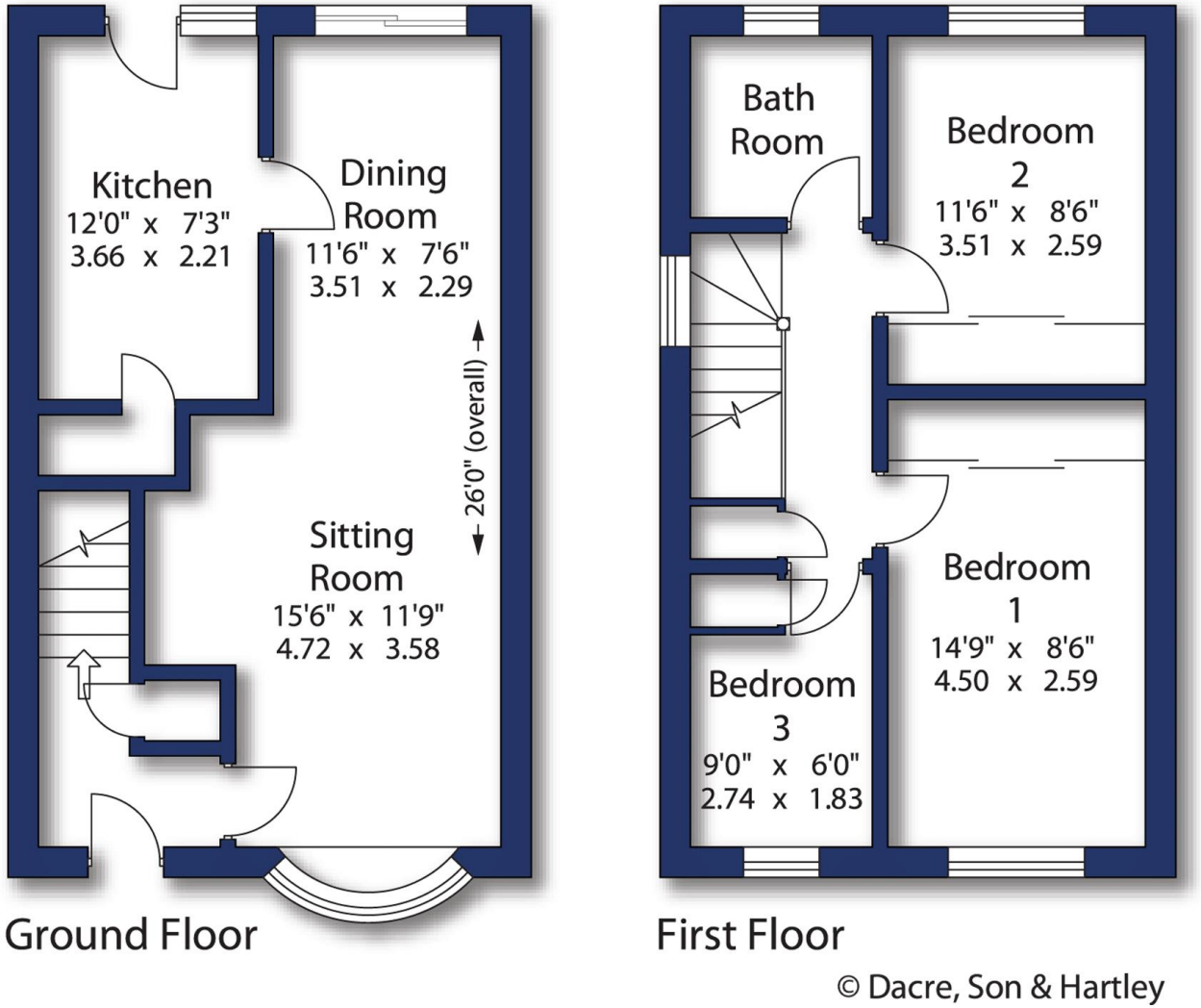
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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EPC TO ADD

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