



3 Bedroomed Terraced

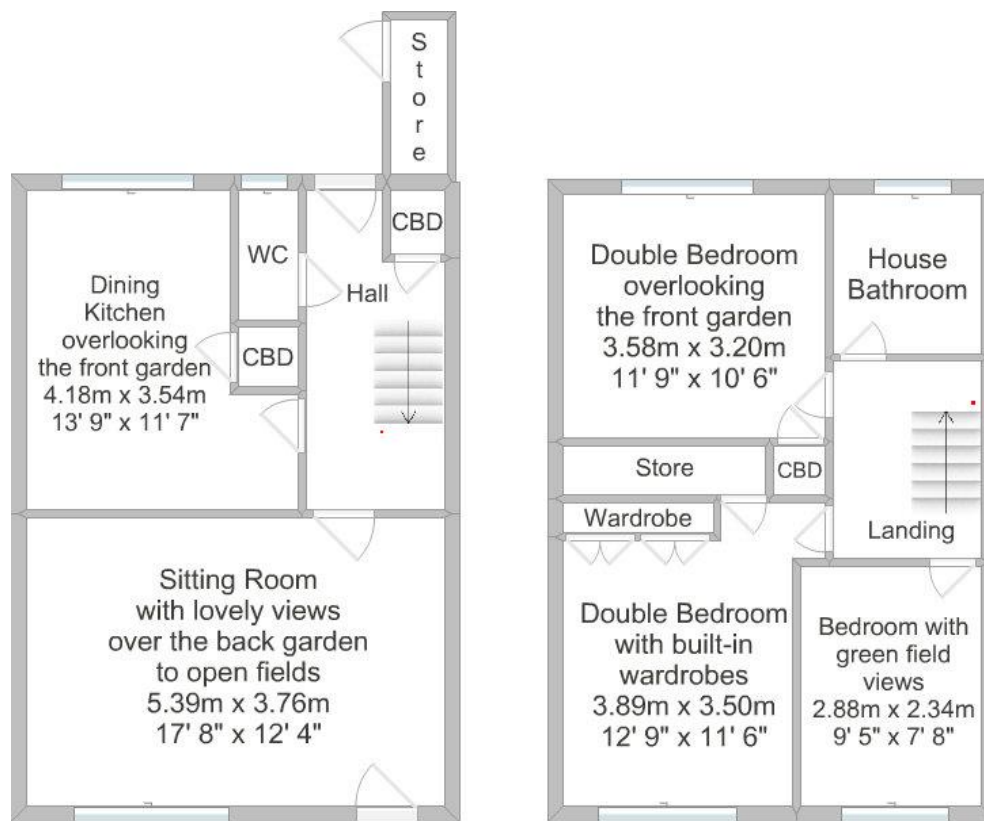
Offers around £185,000

78 Newby Crescent

Harrogate, HG3 2TT



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This cul-de-sac is so quiet, and the outlook over fields, trees and farm land is so green that it would be quite easy to believe you were at a village property when you come to this welcoming family home.

A short path leads you from the parking area through the pretty front garden to the front door, passing a large garden store on the way. In to the entrance hall, and there is plenty of hanging space and storage, and a cloakroom toilet. The dining kitchen continues the country cottage feel of the inside of the property, with a pleasant view over the easy-to-manage front garden and trees beyond. The large living room is the full width of the house, and opens out onto the west-facing rear garden and patio, which catches the best of the afternoon sun. A lockable garden gate leads out to open grassland and woodland, and a footpath here joins in to the Harrogate Ringway.

Upstairs you will find two good double bedrooms with built-in storage, a third bedroom with lovely views over the rear garden, and a family bathroom, with an electric shower over the bath. There is access to a well-insulated loft.

78 Newby Crescent is a comfortable family home in a very convenient but surprisingly quiet location, with lots of space inside and out for a family to enjoy. Call today to book your appointment to view.

Surroundings

78 Newby Crescent lies on the edge of open grassland to the north west of Harrogate, about a mile from the town centre, next to Saltergate Primary School. Within a short walk are a supermarket, health centre, convenience store, two public houses, and a range of food outlets. A little further will take you to a swimming pool, gym, petrol stations, further shops and newly-opened ALDI store.

Services

The property is connected to mains water, gas, electricity and drainage. Fibre broadband internet is available, with speeds of up to 200Mb. The No. 3 bus service provides regular transport to Harrogate town centre from the end of the road.

Directions

From the centre of Harrogate take the A61 West Park onto Parliament Street, keeping Betty's Tearooms on your left. At the bottom of the hill continue through the lights onto Ripon Road and over the hill at the Cairn Hotel. At the lights at the bottom of this hill turn left onto Jennyfields Drive. Just after the Co-op Supermarket turn right onto Harewood Road and then first left onto Newby Crescent. No. 78 is in the third cul-de-sac, signposted '64-104', and is marked by our For Sale sign. A member of our staff will be there to meet you.

Energy Efficiency Rating: C

Tenure: Freehold

Council Tax Banding: B (£1251 p.a.)

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