

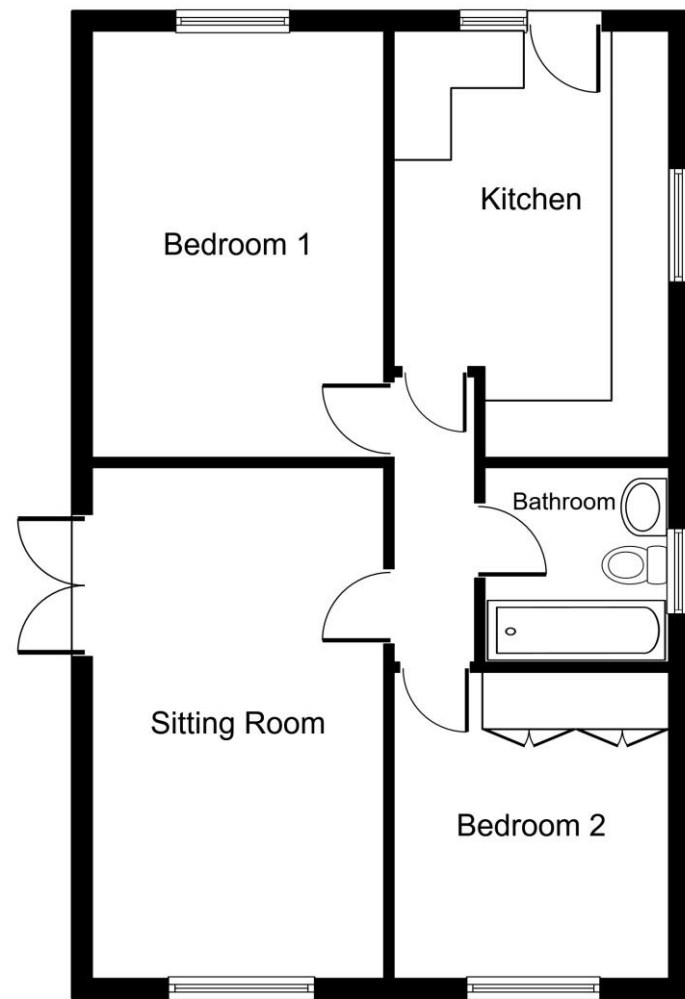
lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared July 2023

Total floor area 61.2 sq.m. (659 sq.ft.) Approx



Ground Floor

55 Fewston Crescent, Harrogate, North Yorkshire, HG1 2BP NOT TO SCALE For layout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Harrogate ~ 55 Fewston Crescent, HG1 2BP

A two bedroom bungalow with extra parking and generous size south westerly facing side and rear garden. Cul-de-sac location with range of amenities close by.

- Lounge with access to garden
- Two bedrooms and shower room
- Breakfast kitchen
- Attached garage and parking for several cars close to bus network
- No onward chain
- Range of amenities within walking distance

**£275,000** PRICE REGION FOR THE FREEHOLD

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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## HARROGATE

Harrogate is a spa town and the administrative centre of the Borough of Harrogate in North Yorkshire, England. Historically in the West Riding of Yorkshire, the town is a tourist destination and its visitor attractions include its spa waters and RHS Harlow Carr gardens. 13 miles away from the town centre is the Yorkshire Dales National Park and the Nidderdale AONB. Harrogate grew out of two smaller settlements, High Harrogate and Low Harrogate, in the 17th century. For three consecutive years, polls voted the town as "the happiest place to live" in Britain.

The property is well located for easy access onto Jennyfield Drive where a range of amenities are within a short walk. The property is situated in the most convenient location close to amenities and just a short distance from Harrogate town centre.

## DIRECTIONS

Leaving Harrogate town centre along the A61 Ripon Road turn left into Jennyfield Drive. Second right into Stonebeck Avenue and first left into Fewston Crescent where the property is then identified by a Renton & Parr for sale board.

## THE PROPERTY

An attractive two bedroom bungalow with attached garage, additional parking and generous size gardens to side and rear. Available with no onward chain. The property benefits from gas fired central heating and double glazed windows (excluding kitchen) and in further detail comprises :-

## GROUND FLOOR ONLY

### KITCHEN

4.44m x 2.9m (14'7" x 9'6")



With entrance door and external ramp. Range of oak fronted wall and base units including cupboards and drawers, worktops with tiled surround, one and a half bowl

sink unit with mixer tap, double oven, space for fridge freezer, washing machine and tumble dryer, double glazed window to front, single glazed window to side, radiator, cupboard housing gas fired central heating boiler.

## INNER HALL

### LOUNGE

5.38m x 3.1m (17'8" x 10'2")

Having double glazed bay window overlooking rear garden, French door to side giving direct access to garden, fireplace with electric fire, ceiling cornice, radiator.



### BEDROOM ONE

4.47m x 3.1m (14'8" x 10'2")

Double glazed window, radiator, ceiling cornice.



### BEDROOM TWO

3.4m x 2.9m (11'2" x 9'6")

Double glazed window to rear, radiator, fitted wardrobes, ceiling cornice.



### SHOWER ROOM

Shower cubicle, low flush w.c., vanity wash basin, double glazed window, chrome heated towel rail, part tiled walls, laminate floor.



## TO THE OUTSIDE

The driveway gives access to :-

### ATTACHED GARAGE

4.9m x 2.39m (16'1" x 7'10")

Having up and over door, light, power and water. Personnel door to rear.

There is additional parking for a further four vehicles.

The gardens are a particular feature of this property being generous in size laid out mainly to lawn with established bushes and hedging, patio area. There is also a handgate to the rear giving direct access onto Jennyfield Drive with bus stop on hand and a Coop close by.



## COUNCIL TAX

Band C (from internet enquiry).

## GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

## VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

## MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any