



7 ROYAL CRESCENT
Harrogate

Carter Jonas

7 ROYAL CRESCENT, HARROGATE, NORTH YORKSHIRE, HG2 8AB

Harrogate town centre – ¼ mile

Leeds – 14 miles

York – 24 miles

A1(M) – 11 miles

This sale offers a rare opportunity to acquire an exceptionally well appointed family home which has been sympathetically modernised whilst retaining many original character features. The property offers flexible accommodation over three floors in total of some 2,550 sqft which could offer up to five bedrooms if required. It is rare for a house so close to the town centre to offer a parking space and a garage and 7 Royal Crescent has both. In addition, it boasts a most attractive private and enclosed garden with covered entertaining area for alfresco dining. An internal inspection is essential to fully appreciate this splendid family home.

Royal Crescent is situated in a prime position on the southern fringe of Harrogate town centre, which offers an excellent and varied range of shopping and recreational facilities as well as a wide selection of well regarded schools. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is within easy reach as well as the beautiful RHS Harlow Carr gardens. For golf enthusiasts, there are many clubs in the area including Pannal Golf Club, Oakdale Golf Club, Harrogate Golf Club and Rudding Park Golf Club. For the commuter, the property is well positioned for easy access to the principal North and West Yorkshire business centres. Mainline rail stations in Leeds and York (connections are available from local stations in Harrogate, Hornbeam Park and Pannal) provide Intercity services to London's Kings Cross and Leeds/Bradford International Airport is within a 20 minute drive.

AN ELEGANT AND BEAUTIFULLY PRESENTED PERIOD TOWN HOUSE ON AN EXCLUSIVE PRIVATE CRESCENT WITH THE BENEFIT OF A PARKING SPACE, SINGLE GARAGE AND LOVELY ENCLOSED GARDEN, YET WITHIN EASY LEVEL WALKING DISTANCE OF THE TOWN CENTRE AND WITHIN CLOSE PROXIMITY OF EXCELLENT LOCAL SCHOOLS.



The accommodation is initially approached from an entrance vestibule and impressive, spacious reception hall. At the front of the house is a living/dining room with wide bay window overlooking the grounds, whilst at the rear of the house is a full width breakfast kitchen with a comprehensive range of bespoke hand painted units and matching central island/breakfast bar all with granite preparation surfaces together with a Smeg range cooker and integrated appliances. This leads through to the snug/breakfast room with French doors which open out to the glass covered outdoor seating area and a rear lobby leads to the utility room and also provides internal access to the garage.

At first floor level is a galleried landing leading to a well-proportioned sitting room with office area with wide bay window overlooking the grounds at the front. This could be used as a fifth bedroom if preferred. There is then a double bedroom, luxury house bath/shower room with freestanding bath and a separate guest WC.

The second floor comprises the spacious principal bedroom which overlooks the crescent gardens and with adjoining shower room and two further double bedrooms, one of which is currently fitted out as a dedicated dressing room.





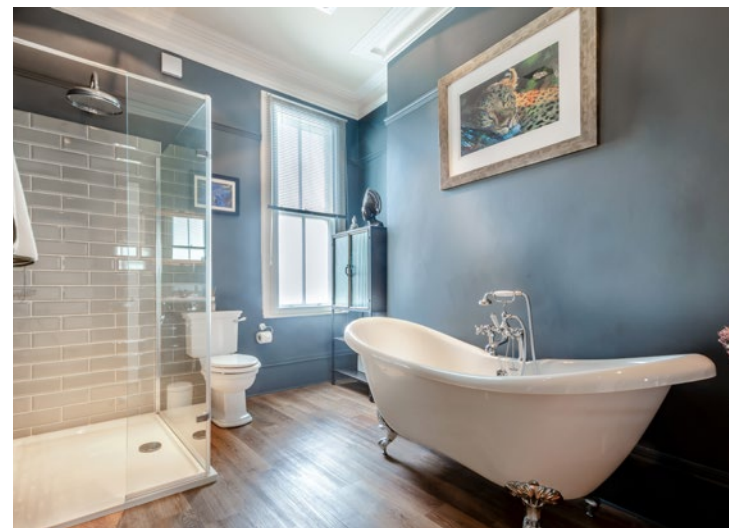
Royal Crescent is a delightful private terrace, set just off Leeds Road, with private vehicular access for residents only. There is on-street parking around the crescent, as well as a splendid well maintained communal front garden comprising lawn, bordered by hedgerows and mature trees. Immediately in front of the house is a paved private forecourt with wrought iron railings providing an attractive approach to the front door. There is vehicular access to the rear via Back Royal Crescent which leads to a large single garage with electric door and which also has internal access into the house. Another feature of the property is the charming private and fully enclosed rear garden again designed for minimum maintenance and with attractive screening planting and a glazed covered outdoor eating area ideal for al fresco dining/entertaining with electric heating and sound system.

ADDITIONAL INFORMATION

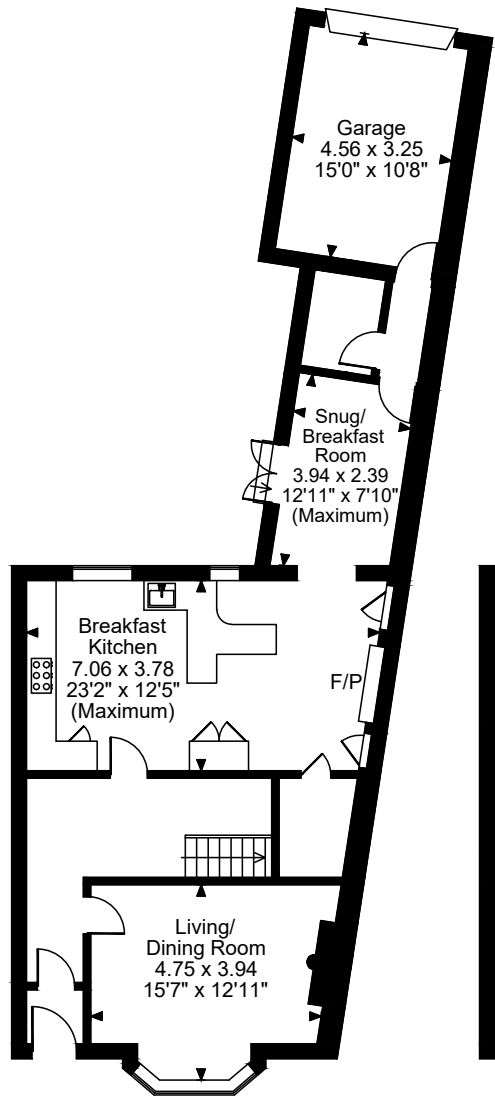
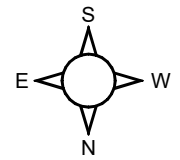
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Viewing: By appointment through the selling agents – Carter Jonas – 01423 523423.

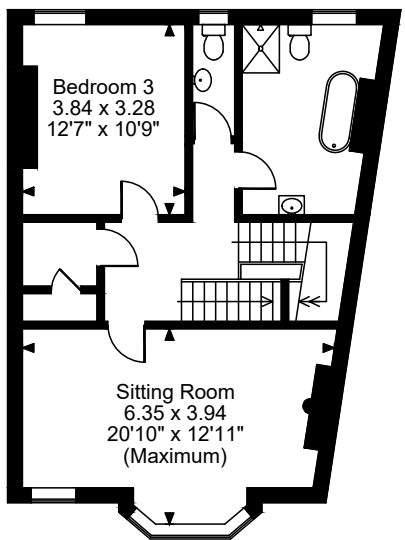
Directions - HG2 8AB: Travelling out of Harrogate along the A61 Leeds Road from the Prince of Wales roundabout, Royal Crescent is set back behind a mature tree line on the right hand side before reaching the St Georges roundabout.



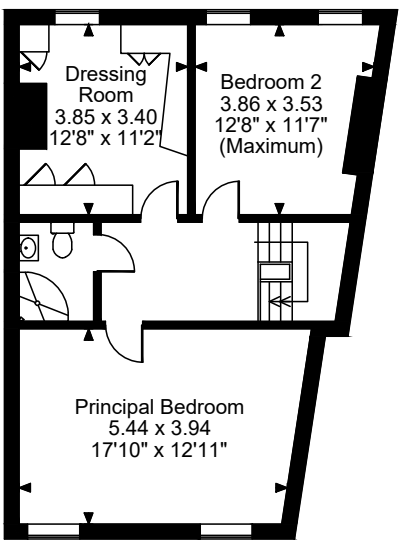
7 Royal Crescent, Harrogate
Approximate Gross Internal Area
2,542 sq ft / 236 sq m (Includes Garage)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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