



25 Wordsworth Crescent, Harrogate, HG2 0HL  
£595,000



### Description

A coach house style former stable building, converted and extended in 1986 offering well-proportioned accommodation and arranged over two floors, with large airy rooms set around a private courtyard.

This sympathetically modernised detached home which retains numerous original features dating back to its coaching history, including the "stalls", beams, trusses and supports.

These features have been cleverly combined with modern day living comforts and with the benefit of gas fired central heating and majority sealed unit double glazing, briefly comprises: Central reception hall with shower/boiler room off, open plan sitting room with dining room with door leading to the courtyard and separate study. Breakfast kitchen with retained "stalls" partitions and garden room leading to the courtyard, ideal for alfresco dining.

On the first floor a spacious landing gives access to a large master bedroom, further guest bedroom with walk in wardrobe and the house bathroom.





The property is particularly private and set around a secluded courtyard which faces predominantly west and enjoys the majority of the day's sunshine. The courtyard is extremely well stocked with a wealth of specimen trees, plants and shrubs, which provide an all year round "splash of colour". There are electrically operated entry gates, giving access to driveway parking and in turn the detached garage 18'4" x 11' (5.59m x 3.36m) connected with power and light and having an electrically operated up and over entry door.

Wordsworth Crescent is situated between Cold Bath Road and Otley Road to the south western side of the town. The location is ideal for many different reasons, being within comfortable walking distance of excellent nearby amenities on both roads and also the town centre. Harrogate Grammar School is within a "stones throw" and Western Primary also close by. The larger cities within the area can be easily accessed by both road and rail due to the position.

#### **Tenure**

Freehold.

#### **Services**

All mains services are connected to the property.

#### **Council Tax**

Band F.

#### **Directions**

From Station Parade proceed to the traffic lights adjoining York Place and turn right. At the Prince of Wales roundabout go straight over on to the Otley Road. Wordsworth Crescent will be found on your right hand side just before the traffic lights with Cold Bath Road.

#### **Details Produced**

21st May 2021.

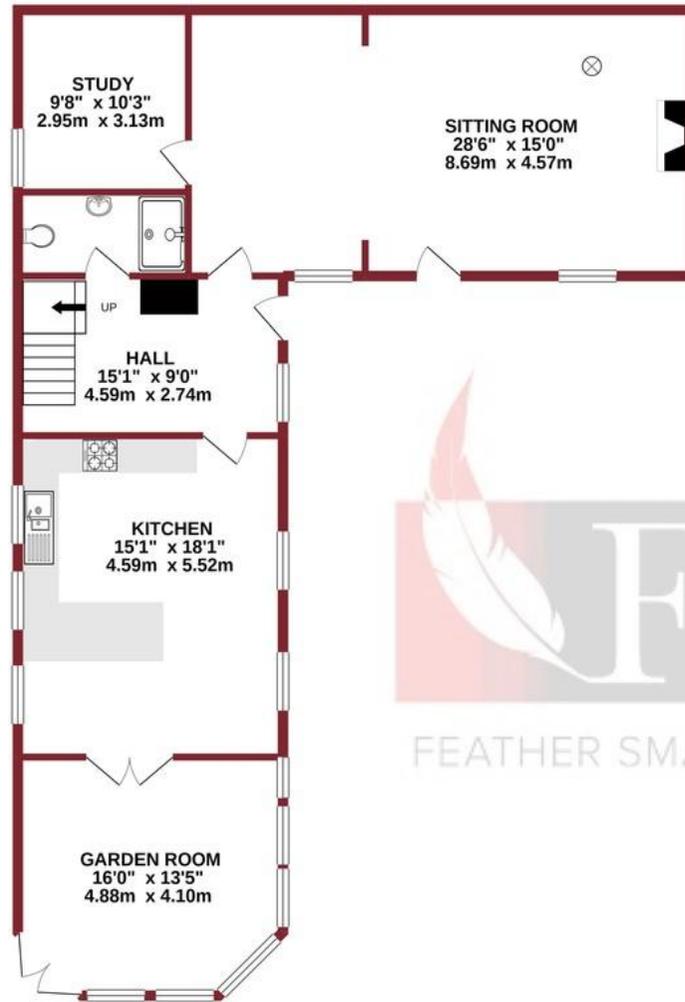




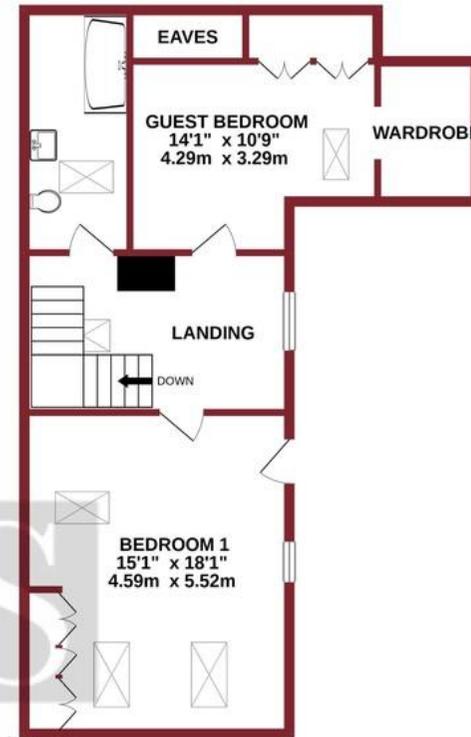




**GROUND FLOOR**  
1157 sq.ft. (107.5 sq.m.) approx.

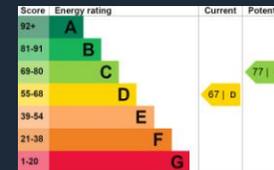


**1ST FLOOR**  
705 sq.ft. (65.5 sq.m.) approx.



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