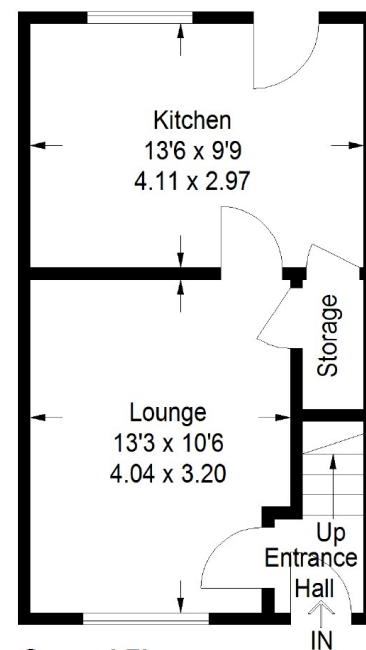
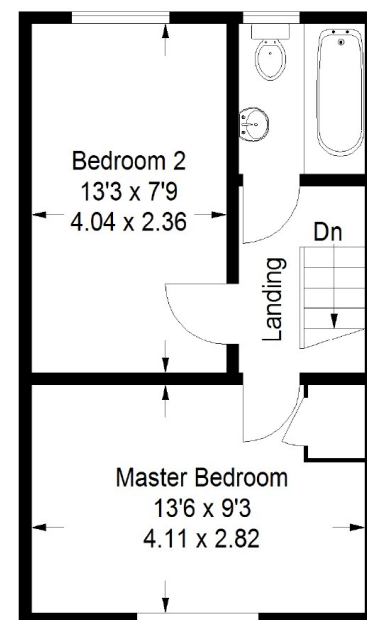




Approximate Gross Internal Area = 60.4 sq m / 650 sq ft

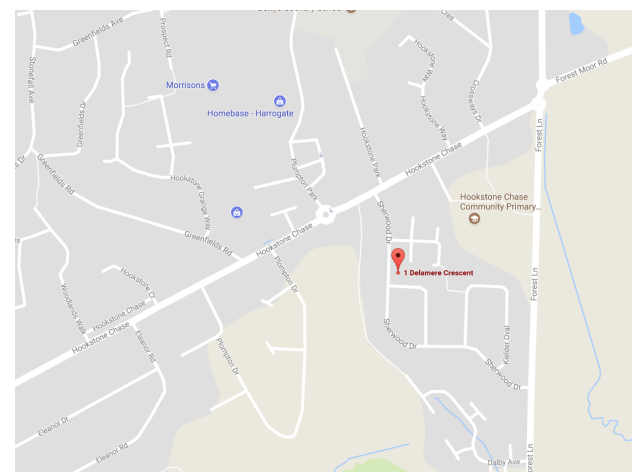
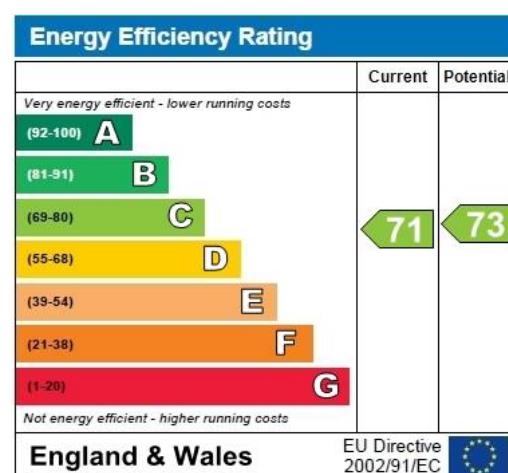


Ground Floor
30.7 sq m / 330 sq ft



First Floor
29.7 sq m / 320 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre proceed along the A661 Wetherby Road turning left at the traffic lights into Hookstone Chase. Continue to the junction and mini roundabout, turning right into Sherwood Drive. Follow the road turning left into Delamere Crescent where the property can be found on the left hand side.



1 Delamere Crescent, Harrogate

£215,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myringsestateagents.com

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A much improved and well presented two bedroom house sitting in good-sized corner plot lawned gardens with the benefit of a single garage, situated in a highly desirable location close to local amenities and transport links.

Offering 650 square feet of accommodation, the property opens via an entrance hall into a spacious lounge with useful storage cupboard. To the rear elevation there is a modern fitted kitchen with a range of units and access door which opens out on to the extremely well proportioned gardens which wrap round the side of the property, and offer a low maintenance gravelled and patio seating area. Ascending to the first floor, a landing branches off on to two good sized double bedrooms, the master of which

with a fitted wardrobe, and a stylish, fully tiled house bathroom with over-bath shower.

The property is located in a popular residential location off Forest Lane between Harrogate and Knaresborough close to Nidd Gorge which is an area of outstanding natural beauty. It's position is highly convenient for access to the A658 southern bypass which in turn leads directly to Leeds and York as well as Junction 47 of the A1(M) providing access to the national motorway network.

There are a wide range of amenities nearby in both the historic town of Knaresborough and the spa town of Harrogate, both of which have train stations providing regular services to the mainline stations at Leeds and York.



Bus
4 minutes by foot



Main Roads
A1M 6.3 miles



Train
Starbeck 0.9 miles
Harrogate 3.2 miles



Airport
Leeds Bradford 14.2 miles

Fixtures & fittings
Fixtures and fittings are to be negotiated separately.

Services
All mains services are connected.

Rating Authority
Harrogate Borough Council Tax Band B

Tenure
Freehold