



High Crimple  
1 Fulwith Grove, Harrogate










STRUTT  
& PARKER

BNP PARIBAS GROUP



# A substantial four bedroom detached property to the south-east of the sought-after residential town centre of Harrogate

An attractive dormer style home featuring quality fixtures and fittings and elegant neutral décor throughout. It is located in a peaceful cul-de-sac to the south-east of the town centre, near to local and village amenities and within easy reach of the town centre, the road network and station.

	<b>2 RECEPTION ROOMS</b>		<b>4 BEDROOMS</b>		<b>3 BATHROOMS</b>
	<b>DOUBLE GARAGE</b>		<b>GARDENS</b>		<b>FREEHOLD</b>
	<b>EDGE OF TOWN LOCATION</b>		<b>VERSATILE LIVING</b>		<b>GUIDE PRICE £1,150,000</b>



## The property

High Crimple is a detached stone-clad double-fronted family home offering light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, it provides quality fixtures and fittings, contemporary sanitaryware and elegant décor throughout.

The ground floor accommodation flows from a welcoming part double-height reception hall with wooden flooring, useful storage, a contemporary family bathroom with freestanding bath and separate shower, also suitable for use as a guest cloakroom. It briefly comprises a spacious front aspect living room with a contemporary wall-mounted fire, a generous wooden-floored office with bespoke furniture and French doors to a paved balcony overlooking the rear garden, and a dual aspect double bedroom with fitted storage and a modern en suite shower room. The ground floor accommodation is completed by an extensive open plan kitchen/sitting/dining room. The kitchen has tiled flooring, a range of contemporary

high-gloss wall and base units, an island with breakfast bar, complementary work surfaces and splashbacks, modern integrated appliances and a door to a fitted utility room with access to steps down to driveway and rear garden. The remaining space, configurable to the purchasers' own requirements and featuring a vaulted double-height ceiling and wooden flooring throughout, has a dining area with space for a sizeable table and a sitting area with feature double-height glazing and two sets of French doors, one to the balcony and the other to the steps descending to the driveway.

Stairs rise from the reception hall to the galleried landing, giving access to two vaulted dormer double bedrooms, both with fitted storage and one with a contemporary en suite shower room.



## Outside

Set behind modern iron railings and an area of lawn and having plenty of kerb appeal, the property is approached through a contemporary iron gate over a block-paved driveway providing private parking and leading past the house to the detached double garage to the rear.

## Location

The property sits to the south-east of Harrogate near to Crimple Food Hall and Leeds Road shopping parade and GP surgery. Pannal has a church, village shop, Post Office, dentist, GP surgery, primary school, golf course and bus service to Harrogate, a spa town with extensive independent and high street shopping, supermarkets, cafés, restaurants and sporting amenities including further golf courses.

Transportation links are excellent: buses connect Harrogate to Ripon and Leeds, the A61 links to the A1(M) which gives access to both the north and south of the country, as do the excellent links from Hornbeam Park and Pannal stations (1.2 and 1.3 miles respectively), and Leeds Bradford Airport provides a wide range of domestic and international flights.



## Distances

- Pannal 1.4 miles
- Harrogate 2.3 miles
- Leeds Bradford Airport 10.8 miles
- Ripon 13.8 miles
- Leeds 14.2 miles

## Key Locations

- Royal Pump Room Museum
- Bettys Café Tea Rooms
- Valley Gardens
- Mercer Art Gallery
- Harrogate Turkish Baths
- Ripley Castle
- Knaresborough Castle & Museum
- Mother Shipton's Cave
- Fountains Abbey & Studley Royal Water Garden

## Nearby Schools

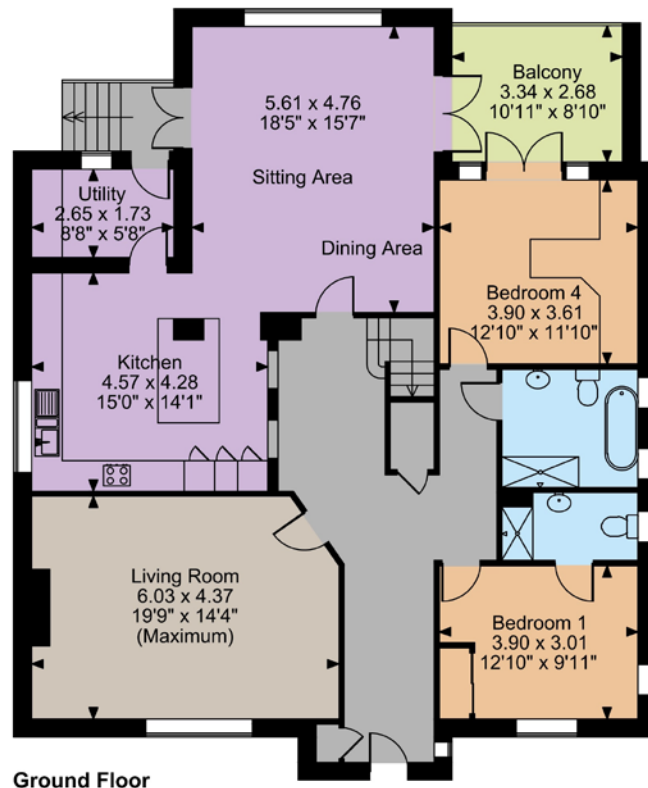
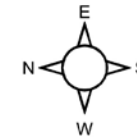
- Rossett Acre Primary School
- Rossett School
- Ashville College
- Brackenfield
- Harrogate Ladies' College
- Harrogate Grammar School
- Oatlands Infant School
- Oatlands Community Junior School
- Pannal Primary School
- St Peter's CofE Primary School
- Western Primary School
- St Aidan's CofE High School

## Nearby Stations

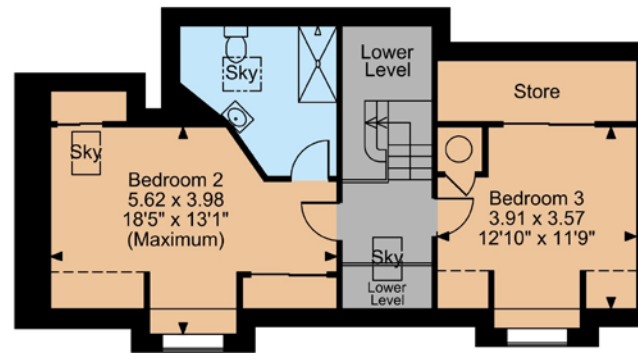
- Hornbeam Park
- Pannal
- Harrogate







Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

--- Denotes restricted head height

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**Directions**

Postcode: HG2 8HN

What3words: ///ankle.vase.crush

**General**

Local Authority: North Yorkshire County Council

Services: Mains electric, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

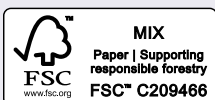
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**Harrogate**

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