



# High Crimple

1 Fulwith Grove, Harrogate


**STRUTT  
& PARKER**

BNP PARIBAS GROUP




# A substantial 4 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.




2 RECEPTION ROOMS




4 BEDROOMS




3 BATHROOMS




DOUBLE GARAGE




GARDENS




FREEHOLD



EDGE OF TOWN LOCATION



VERSATILE LIVING



£1,150,000



## The property

High Crimple is a detached stone-clad double-fronted family home offering almost 2,100 sq ft of 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 Crimble 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

## Nearby Stations

- Hornbeam Park
- Pannal
- Harrogate

## 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





**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665614/MRB

## Floorplans

Main House internal area 2,052 sq ft (191 sq m)  
 Garage internal area 308 sq ft (29 sq m)  
 Summer House internal area 88 sq ft (8 sq m)  
 Balcony external area 96 sq ft (9 sq m)  
 Total internal area 2,448 sq ft (227 sq m)  
 For identification purposes only.

## Directions

Postcode: HG2 8HN  
 What3words: ///ankle.vase.crush – brings you to the driveway

## 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.

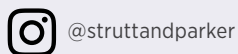
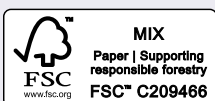
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared October 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

harrogate@struttandparker.com  
 struttandparker.com



Over 50 offices across England and Scotland,  
 including Prime Central London

For the finer things in property.

