



VERITY
FREARSON

22 YEW TREE GARDENS, HARROGATE, HG2 9JU

£550,000

22 YEW TREE GARDENS,

Harrogate, HG2 9JU

A fantastic opportunity to purchase a spacious four-bedroom detached house with a double garage and attractive garden, enjoying a delightful aspect over the surrounding countryside, in this quiet cul-de-sac just off Yew Tree Lane, in a sought-after location on the south side of Harrogate.

This excellent home, provides generous accommodation, comprising two reception rooms together with a modern fitted kitchen, study and WC, together with four good sized bedrooms and bathroom on the first floor. A drive provides ample, off-road parking and lead to a double garage and to the rear of the property, there is a good-sized and attractive lawn garden with well-stocked borders enjoying a delightful aspect to the rear.

Yew Tree Gardens is a peaceful location, close to open countryside, yet well placed for daily commuting to Yorkshire's principal business district. The property is also within walking distance of very popular state and private schools, including Harrogate Grammar School, Rossett High school, and Ashville College.



Sitting Room · Dining Room · Kitchen · Cloakroom

4 Good-Sized Bedrooms · Bathroom

Off-Road Parking · Double Garage · Attractive Rear Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with under-stairs cupboard.

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A large reception room with window to front and glazed doors leading to the garden. Fireplace with living flame gas fire.

DINING ROOM

A further reception room with window to front.

KITCHEN

With a range of modern fitted units with gas hob, electric oven, integrated microwave, fridge/freezer, dishwasher and washing machine. A window to the rear overlooks the garden and there is a door to the side.

STUDY

Providing a useful workspace or snug with a window overlooking the garden.

FIRST FLOOR

LANDING

There is a spacious galleried landing with window to front.

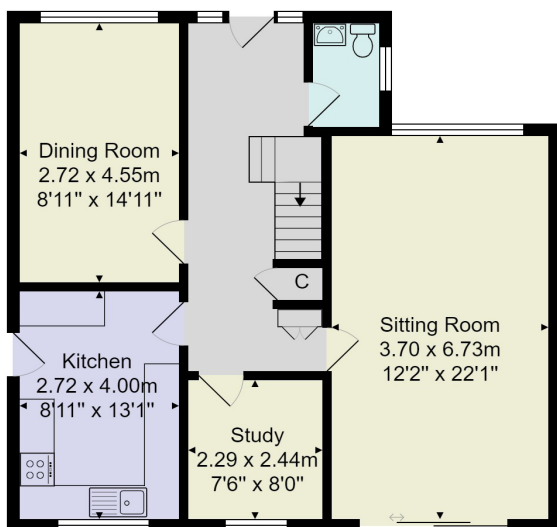
BEDROOMS

There are four good-sized bedrooms, three of which have fitted wardrobes.

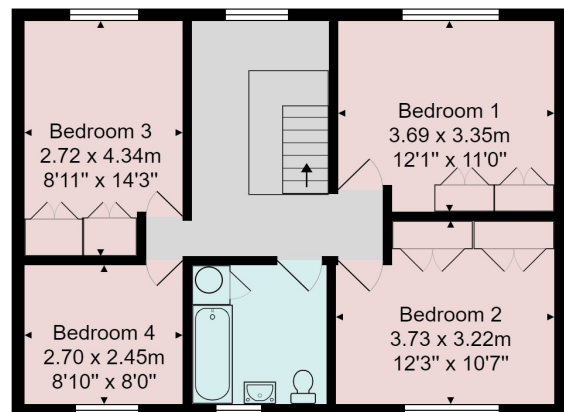
BATHROOM

With WC, washbasin and bath with shower above. Airing cupboard.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 133.8 m² ... 1441 ft²

All measurements are approximate and for display purposes only.

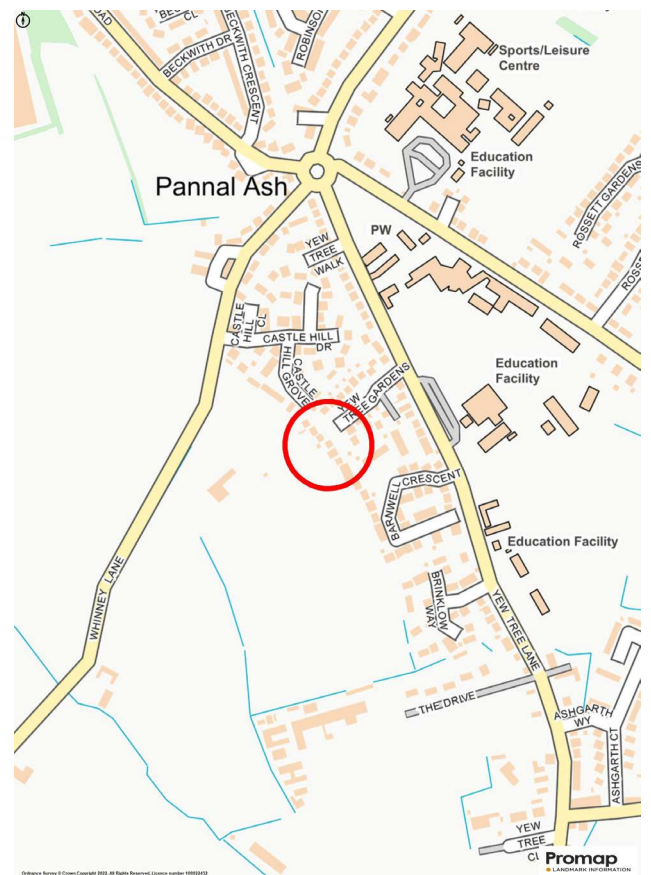
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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The property occupies a generous plot with a good-sized and attractive rear garden with patio, water feature and well-stocked borders enjoying an attractive outlook over the surrounding countryside. A drive provides parking and leads to a double garage.

All mains services connected.

Freehold



THE HOME OF PROPERTY

• SINCE •

1921





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