

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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34 Yew Tree Lane, Harrogate, North Yorkshire, HG2 9JS

**£369,950**

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 34 Yew Tree Lane, Harrogate, North Yorkshire, HG2 9JS

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A stunning three-bedroomed semi-detached house which has been extended to provide spacious accommodation, with attractive gardens and garage.

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The property now provides well-appointed accommodation, including superb living kitchen, modern bathroom fittings and gas central heating.

The property has the advantage of approved planning permission in place to extend the property on the ground floor.

Yew Tree Lane is a popular location to the south of Harrogate town centre, close to a number of local amenities including excellent primary and secondary schools.





**GROUND FLOOR ENTRANCE HALL**

Central heating radiator.

**SITTING ROOM**

With bay window to front and central heating radiator. Attractive fireplace with wood burning stove.

**LIVING KITCHEN**

A stunning open-plan living kitchen with range of wall and base units and granite worktops with inset stainless-steel sink unit. Integrated dishwasher, point for range-style cooker and space for fridge / freezer. Spot lighting to ceiling. Oak flooring. Patio doors leads to the rear garden.

**UTILITY ROOM**

With space and plumbing for a washing machine and tumble dryer. Window to rear and external door.

**CLOAKROOM**

White suite comprising low-level WC and wash basin. Window to side and central heating radiator.

**FIRST FLOOR LANDING**

With window to side.

**BEDROOM 1**

A double bedroom with bay window to front and central heating radiator.

**BEDROOM 2**

A second double bedroom with window to rear and central heating radiator. Access to the loft.

**BEDROOM 3**

A further bedroom with window to rear and central heating radiator.

**BATHROOM**

Modern white suite comprising panelled bath with shower above, low-level WC and semi-pedestal washbasin. Tiled floor and window to side. Spot lighting to ceiling. Chrome heated towel rail.

**OUTSIDE**

Driveway to front provides off-street parking with electric vehicle charging point and leads to a:

**DETACHED SINGLE GARAGE**

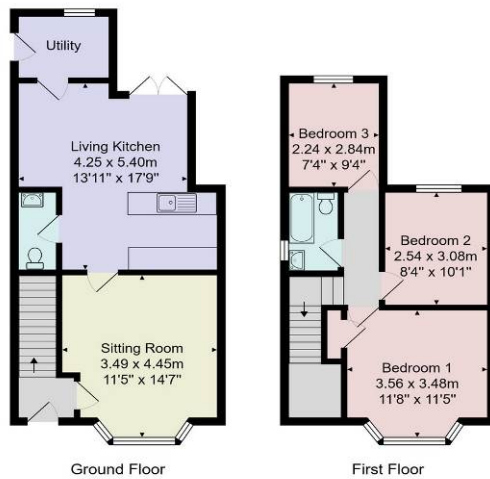
To the rear there is a private lawned garden with paved patio area.

**AGENTS NOTE**

Planning permission has been approved to extend the property to provide additional ground floor living accommodation or downstairs bedroom.

**Tenure** - Freehold

**Council Tax Band** - D



Total Area: 85.7 m<sup>2</sup> ... 923 ft<sup>2</sup>  
 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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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

