



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

£325,000

Guide Price

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A fantastic opportunity to purchase a two-bedroom semi-detached house with extended living accommodation, attractive garden and garage.

This super home provides well-presented extended accommodation with a spacious open-plan dining kitchen, with separate utility and downstairs WC, sitting room, good-sized bedrooms and modern shower room. The property has the advantage of a newly fitted shower room, new boiler and heating system and new windows.

Yew Tree Lane is a desirable area to the south side of Harrogate, close to excellent local schools, shops and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

With bay window to front and stone fireplace with living-flame gas fire. Under-stairs cupboard.

DINING KITCHEN

A spacious open-plan kitchen and dining area. The kitchen comprises a range of modern wall and base units and work surfaces having inset sink. Electric hob with extractor hood above, integrated electric oven and dishwasher. Windows to rear and side.

CLOAKROOM

With low-flush WC and washbasin. Window to side.

UTILITY ROOM

Providing a useful storage space. Space for washing machine and tumble dryer. Door leads to the garden.



FIRST FLOOR

BEDROOM 1

A double bedroom with bay window to front.

BEDROOM 2

A further double bedroom with window to rear.

SHOWER ROOM

Modern white suite comprising low-flush WC, washbasin and walk-in shower. Window to rear, tiling to walls and floor. Heated towel rail.



OUTSIDE

A shared driveway leads to a single garage. Off-road parking is available to the front of the property. To the rear there is an attractive paved garden with planted borders and covered sitting area.

Tenure - Freehold

Council Tax Band - D





Total Area: 75.5 m² ... 813 ft²
 All measurements are approximate and for display purposes only.
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