



58 Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

£395,000

## 58 Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

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An extended and spacious four-bedroom detached bungalow with driveway, garage and a very good-sized and attractive garden, situated in this delightful position at the end of a quiet cul-de-sac.

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This excellent bungalow provides flexible accommodation with a large sitting room, a conservatory extension, a well-equipped kitchen, a main bedroom which has an en-suite shower room, three further bedrooms, one of which is currently used as a dining room, and a house bathroom. This impressive bungalow is surrounded by attractive gardens and has the benefit of driveway parking and a single garage.

The property is situated in a super position at the end of a quiet cul-de-sac, well served by excellent local amenities and just a short distance from Harrogate town centre.





### **SITTING ROOM**

A large reception room with space for sitting and dining areas, with window to front and glazed doors, leading to a conservatory.

### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.

### **KITCHEN**

With a range of fitted wall and base units. Gas hob and integrated oven and space for appliances. A door leads to the garden.

### **BEDROOM 1**

A large double bedroom with fitted wardrobes and utility cupboard for washing machine and tumble dryer.

### **EN-SUITE WETROOM**

A modern suite comprising WC, washbasin and shower.

### **BEDROOM 2**

A double bedroom with fitted wardrobes.

### **BEDROOM 3**

A further bedroom with fitted wardrobes.

### **DINING ROOM / BEDROOM 4**

Currently used as a dining room but could easily be adapted to create a fourth bedroom, if required.

### **BATHROOM**

With WC, washbasin, and bath with shower above.

### **OUTSIDE**

A drive to the front of the property provides parking and leads to a garage. To the rear of the property there is an attractive garden with well-stocked planted borders and paved sitting areas. There is also access all the way round the property and two outside water taps, one at the back of the property and one at the front, together with power sockets to back and front. Hardstanding for a caravan.

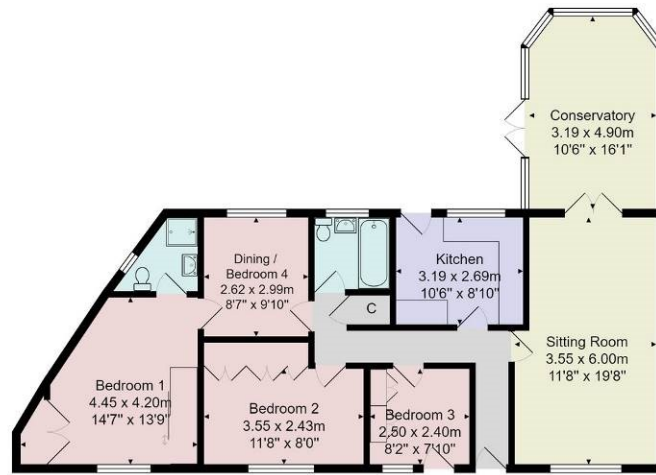
### **AGENT'S NOTE**

A new boiler was installed in 2022.  
Solar panels provide heating and hot water.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 105.2 m<sup>2</sup> ... 1133 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lowest running costs</small>			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	
<small>www.epc4u.com</small>			