



VERITY
FREARSON

45 YEWDAL ROAD, HARROGATE, HG2 8NE

£525,000

45 YEWDALE ROAD,

Harrogate, HG2 8NE

A substantially extended four-bedroom semi-detached family house with en-suite facilities, situated close to well-regarded primary and secondary schools.

This excellent family house offers spacious accommodation over three floors, with the benefit of gas central heating and double glazing throughout, plus enclosed gardens to front and rear and a single garage situated in the rear garden.

The property is located in the popular "Saints" district of Harrogate, within easy walking distance of schools whilst being less than one mile from Harrogate town centre and on the south side of the town, giving easy daily access to Leeds and York.



Sitting Room · Dining Room · Dining Kitchen

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with bay window and fireplace with living-flame gas fire.

DINING ROOM

A further reception room with glazed doors leading to the garden.

DINING KITCHEN

With dining area and windows overlooking the garden. The kitchen comprises a range of wall and base unit with gas hob, electric oven, integrated washing machine and dishwasher. Under-stairs cupboard.

FIRST FLOOR BEDROOM 1

A double bedroom with a window. Fitted wardrobes.

BEDROOM 2

A double bedroom with window overlooking the garden.

BEDROOM 3

A further bedroom.

BATHROOM

With WC, washbasin and bath. Fitted cupboard.

SECOND FLOOR BEDROOM 4

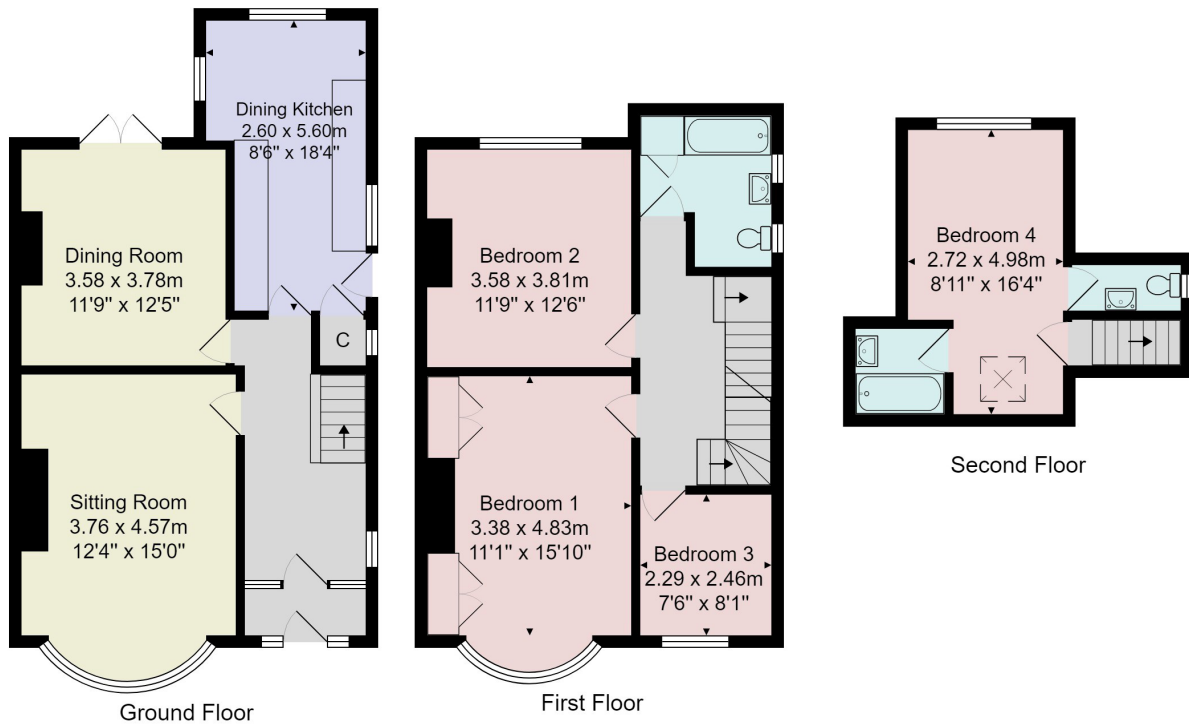
A double bedroom with fitted storage.

EN-SUITE BATHROOM

With bath and basin.

SEPARATE WC

FLOOR PLAN



Total Area: 131.6 m² ... 1417 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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Outside

A drive provides parking and leads to a single garage. There is an attractive garden with lawn and patio.

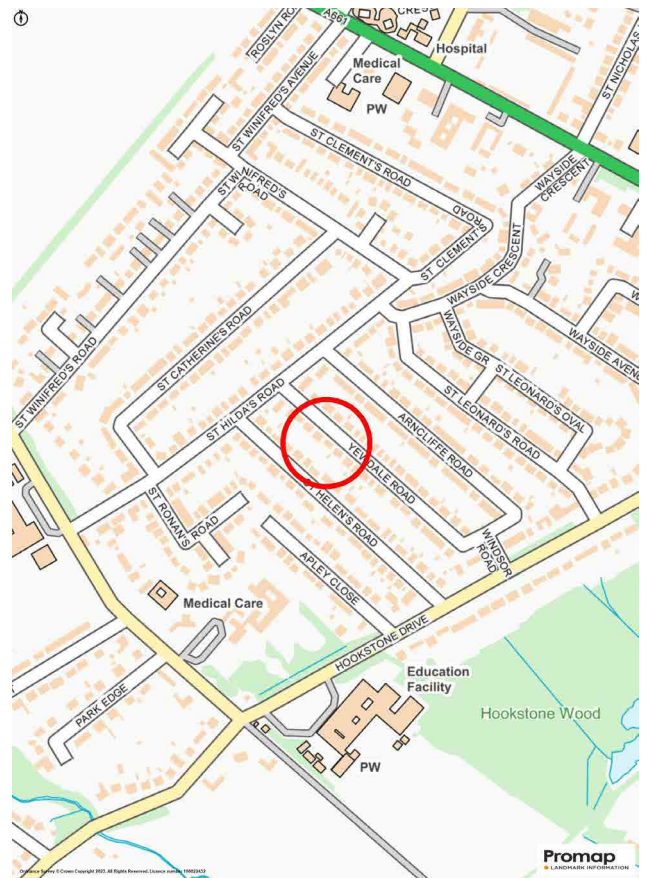
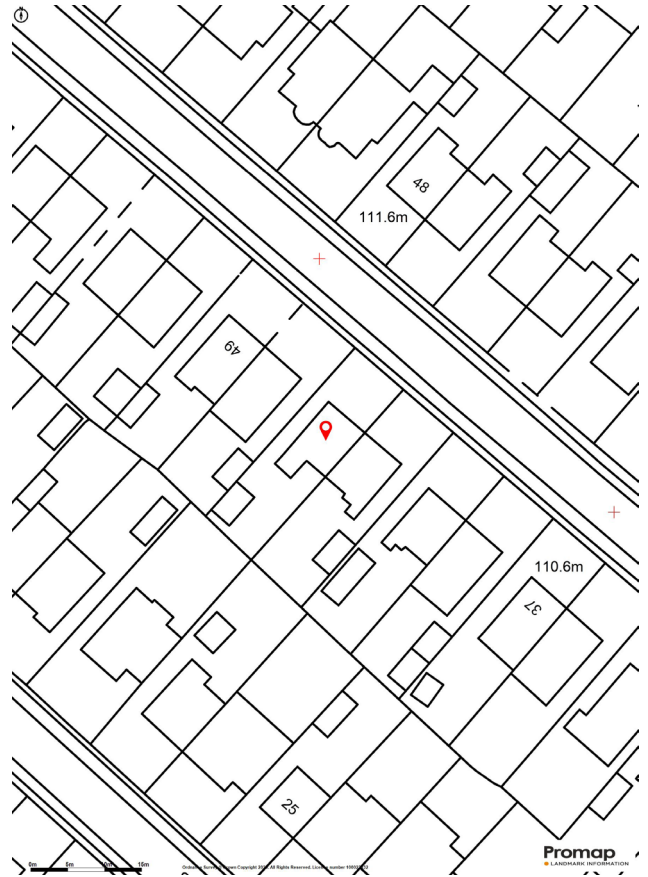
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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