



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

£315,000

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A beautifully presented four-bedroom semi-detached house which has been extended and modernised to a high standard, with off-road parking and garden, situated in this convenient location well served by local amenities.

The property has the benefit of a two-storey side extension and now provides generous living accommodation comprising sitting room, dining room and modern kitchen, together with a downstairs WC and large utility room. Upstairs, there are four bedrooms and a modern family bathroom. A driveway to the front of the property provides generous parking and to the rear there is an attractive garden with lawn, patio and shed.

Yarrow Drive is a quiet residential street, well served by local amenities and schooling and just a short distance from Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with window to front and feature fireplace.

DINING ROOM

A further reception room with window and glazed door overlooking the garden.

KITCHEN

A modern and stylish fitted kitchen with units and worktop, gas hob, double oven and integrated dishwasher.



CLOAKROOM

With WC and washbasin.

UTILITY ROOM

A large utility room providing useful storage area with space for appliances.

BEDROOMS

There are four good-sized bedrooms, including the main bedroom which has fitted wardrobes and cupboard.



BATHROOM

A white modern suite comprising WC, washbasin and bath with shower above.

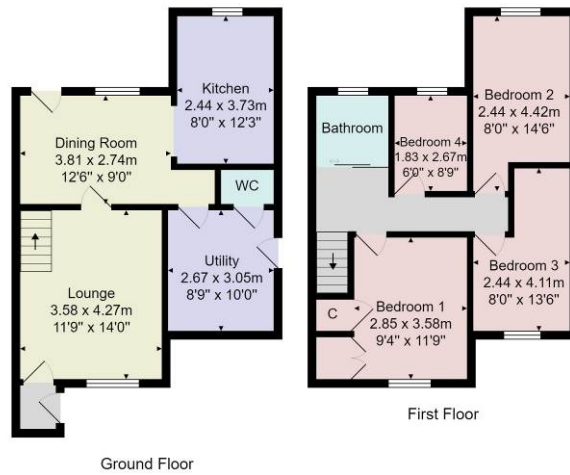
OUTSIDE

A drive provides ample off-street parking to the front of the property. To the rear there is a garden with lawn, paved and decked, sitting areas and a timber garden shed.

Tenure - Freehold

Council Tax Band - B





Total Area: 96.2 m² ... 1036 ft²

All measurements are approximate and for display purposes only.

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