

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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45 Plompton Drive, Harrogate, North Yorkshire, HG2 7DS

£300,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

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

## 45 Plompton Drive, Harrogate, North Yorkshire, HG2 7DS

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A superb three-bedroom semi-detached home offering deceptively spacious and extended living accommodation.

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The property enjoys a very popular and established residential position to the southeast of Harrogate, well placed close to open countryside and excellent local amenities. Offered for sale with no chain, an early inspection is strongly recommended.





The well-presented accommodation briefly comprises entrance hall with double-glazed front door, windows and under-stairs storage cupboard.

To the right, your primary reception room / lounge, is complete with double-glazed bay window, gas fire with marble fireplace, and sliding doors connecting you to the second reception room / dining room. The dining room offers east-facing double-glazed windows with views over the rear courtyard garden.

To the rear of the property, there is an extended dining kitchen with ample storage and roll-top work surfaces, pantry, breakfast island, and dining area with patio doors to the rear garden. The kitchen is flooded with natural light and benefits from two smartly positioned Velux windows. Cloakroom with W/C and connecting door back to the property front.

To the first floor there is a spacious landing, two double bedrooms, single bedroom / home office, bathroom and separate W/C.

To the second floor there is an attic room/occasional bedroom with two Velux windows and ample integrated storage.

#### **OUTSIDE**

Externally, the rear garden is gravelled and accompanied by a free-standing shed.

**Tenure - Freehold**

**Council Tax Band - D**





Total Area: 136.5 m<sup>2</sup> ... 1470 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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