

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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25 Silverfields Road, Harrogate, North Yorkshire, HG1 4SY

£295,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
1921

## 25 Silverfields Road, Harrogate, North Yorkshire, HG1 4SY

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A beautifully presented three-bedroom semi-detached house with driveway parking and good-sized garden, situated in this convenient location close to the Stray and Harrogate town centre.

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This super property has been updated and modernised to a high standard and comprises a stunning open-plan kitchen and dining area, sitting room, three bedrooms and modern bathroom. There is a driveway to the front which provides parking, and to the rear is a good-sized garden with lawn and patio.

The property is situated in a quiet residential position, just a stone's throw from the famous Harrogate Stray, well served by local amenities on Knaresborough Road, just a short distance from Harrogate District Hospital and within walking distance of Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **LIVING ROOM**

### **DINING KITCHEN**

With spacious dining area, fitted cupboards and glazed bi-folding doors leading to the garden.

The kitchen comprises a range of stylish wall and base units with quartz worktop, electric hob, integrated oven, integrated fridge / freezer.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with bay window and fitted wardrobes.

### **BEDROOM 2**

A double bedroom with fitted wardrobes.

### **BEDROOM 3**

A further bedroom.

### **BATHROOM**

The modern bathroom with WC, washbasin set within a vanity unit, and bath with a shower above. Tiled walls and floor.

### **OUTSIDE**

A driveway to the front of the property provides parking. There is an electric vehicle charging point. To the rear of the property there is a good-sized garden with lawn, patio and shed.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 76.5 m<sup>2</sup> ... 823 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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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk