



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

£265,000

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

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A spacious three bedroomed semidetached house with garage and garden, situated in this popular residential position on the southeast of Harrogate, well served by local amenities.

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This excellent property is well presented, but now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. On the ground floor there are two good sized reception rooms together with a kitchen and upstairs there are three bedrooms and a shower room with separate WC.

A driveway provides parking and leads to a garage and to the rear of the property there is a garden with lawn and timber garden shed.

The property is located on a quiet, residential street, well served by local amenities and convenient for Harrogate town centre as well as Knaresborough and the A1 M.





### **SITTING ROOM**

A spacious reception room with attractive fireplace with living flame, gas fire and bay window.

### **DINING ROOM**

A further reception room with a fireplace with gas fire and glazed door leading to the garden.

### **KITCHEN**

With a range of fitted units and space for appliances.

### **FIRST FLOOR**

#### **BEDROOMS**

There are three good sized bedrooms on the first floor each with fitted wardrobes.

#### **SHOWER ROOM**

A white suite comprising basin and shower. Separate WC.

#### **OUTSIDE**

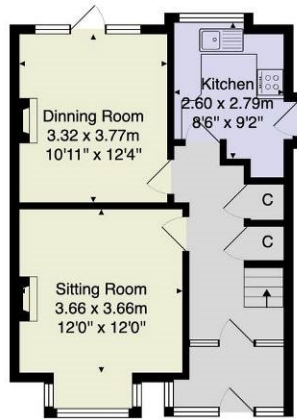
A driveway provides parking and leads to a single garage. To the rear there is a garden with lawn, sitting area and timber shed.

**Tenure** - Freehold

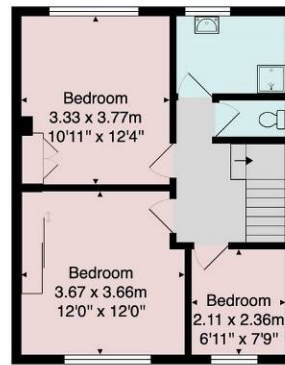
**Council Tax Band** - C

**EPC** - D





Ground Floor



First Floor

Total Area: 94.1 m<sup>2</sup> ... 1012 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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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