



17 Devonshire Way, Harrogate, North Yorkshire, HG1 4BH

**£285,000**

## 17 Devonshire Way, Harrogate, North Yorkshire, HG1 4BH

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A very well-presented, newly refurbished three-bedroom semi-detached house with a generous drive and attractive garden and garage.

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This super property has been fully modernised and updated by the current owners to provide high-quality accommodation comprising a modern kitchen, sitting room, shower room, three bedrooms and modern en-suite. To the front of the property there is a generous drive which provides parking, whilst to the rear there is an attractive garden.

This excellent family home is situated on a quiet residential street, close to local amenities and Harrogate town centre, yet is on the edge of beautiful open countryside.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with pull-down built-in projector screen.

### **DINING KITCHEN**

With dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with oak worktops, sink and boiling-water tap. Integrated induction hob and oven and space for appliances. Appliances can be included in the sale if required.

### **SHOWER ROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A modern suite with WC, washbasin set with a vanity unit, and shower. Heated towel rail.

### **BEDROOM 2**

A double bedroom with large built-in wardrobe.

### **BEDROOM 3**

A further bedroom.

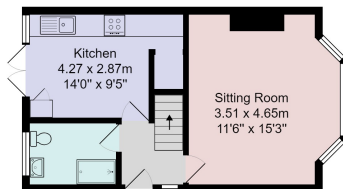
## **OUTSIDE**

The drive provides ample parking to the front of the property and leads to a garage. There is an attractive rear garden with lawn and gravel sitting area.

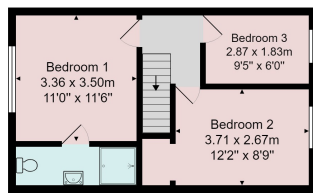
**Tenure** - Freehold

**Council Tax Band** - C





Ground Floor



First Floor

Total Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			