



45 Kingsley Drive, Harrogate, North Yorkshire, HG1 4TH

**£300,000**

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An extended four-bedroom semi-detached property providing generous and well-presented accommodation situated in a popular and convenient location.

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The generous accommodation comprises a large sitting room together with dining kitchen and conservatory extension. There is a downstairs WC and storage area / utility, together with four good-sized bedrooms and a modern shower room. A driveway provides off-road parking, and to the rear there is an attractive garden.

The property is situated in a convenient location, well served by excellent local amenities along Knaresborough Road and is just a short distance from the Stray and Harrogate town centre.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

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

### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.

### **DINING KITCHEN**

With spacious dining area. The kitchen comprises a range of fitted units with integrated electric hob and double oven and space for appliances.

### **CLOAKROOM**

With WC and basin.

## **FIRST FLOOR**

### **BEDROOMS**

There are four bedrooms on the first floor. The main bedroom has fitted wardrobes. Access to the fourth bedroom is via bedroom 3.

### **BATHROOM**

A white modern suite comprising WC, washbasin and shower. Heated towel rail.

### **LOFT**

Large boarded loft area.

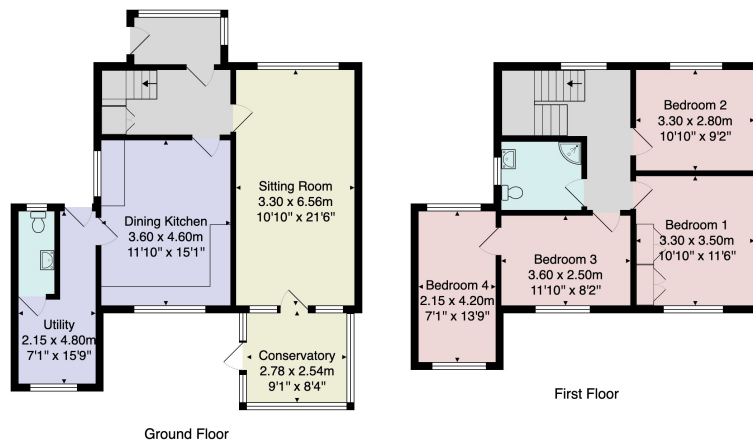
### **OUTSIDE**

A drive provides parking to the front of the property. There is a rear garden with lawn, patio and garden shed.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 123.8 m<sup>2</sup> ... 1333 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