



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

£300,000

Guide Price

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

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 m² ... 1333 ft²

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A2+)	A		
(B1-B1)	B		
(B2-B0)	C		75
(B5-B8)	D		
(C1-C4)	E	59	
(C5-C8)	F		
(D1-D4)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			