



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

**£300,000**

Guide Price



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

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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**

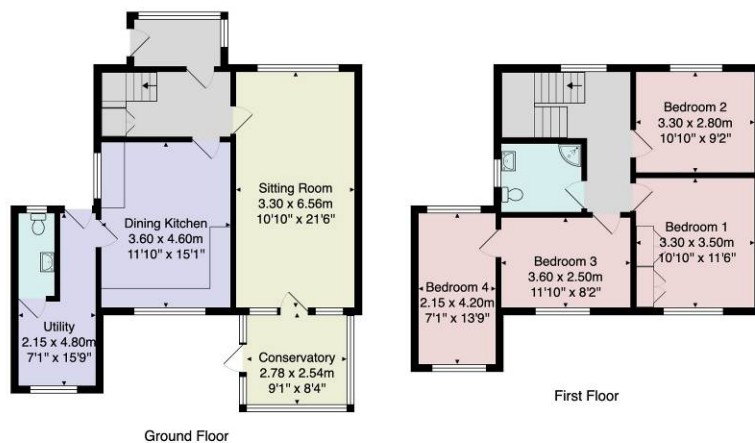
A drive provides parking to the front of the property. There is a rear garden with lawn, patio and garden shed.

**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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	75
EU Directive 2002/91/EC			
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