



32 Yew Tree Lane, Harrogate, North Yorkshire, HG2 9JS

£315,000

## 32 Yew Tree Lane, Harrogate, North Yorkshire, HG2 9JS

---

A beautifully presented two-bedroom semi-detached house with parking and attractive garden, situated in this desirable south Harrogate location well served by excellent local schools and amenities.

---

This impressive property has been refurbished to a high standard by the current owner to provide beautifully presented accommodation. On the ground floor there is a large open plan reception room with sitting and dining areas together with a quality fitted kitchen with solid oak fittings and appliances. There is also a useful utility room extension. Upstairs, there are two double bedrooms and a modern shower room with marble floor and under-floor heating. A driveway to the front provides parking and there is an attractive rear garden with patio and lawn.

The property is situated in this desirable south Harrogate location, served by excellent local schools, open countryside and it's just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **SITTING / DINING ROOM**

A large reception room with sitting and dining areas. Feature fireplace with open fire. Under-stairs cupboard.

### **KITCHEN**

A modern kitchen with solid oak wall and base units with marble worktop. Electric hob, integrated double oven, dishwasher and fridge. Solid oak flooring. Cast-iron feature radiator.

### **UTILITY ROOM**

With space and plumbing for washing machine and tumble dryer. Door leads to the garden.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom.

### **BEDROOM 2**

A double bedroom with fitted cupboard.

### **BATHROOM**

A white modern suite comprising WC, basin and shower. Marble tiled floor with underfloor heating and quartz wall tiles.

### **LOFT**

Providing useful storage space and with potential for conversion, subject to planning.

### **OUTSIDE**

There is parking to the front for two vehicles. To the rear of the property, there is an attractive garden with limestone patio, lawn and planted borders.



**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>  
 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0	G		

England & Wales  
 EU Directive  
 2002/91/EC