

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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84 Sandhill Drive, Harrogate, North Yorkshire, HG1 4JS

£300,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
1921

## 84 Sandhill Drive, Harrogate, North Yorkshire, HG1 4JS

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A spacious and well presented three bedroomed semi-detached property with a driveway, garage and good sized rear garden.

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The super property provides modern accommodation with a large sitting room, dining kitchen plus a garden room and downstairs WC. Upstairs there are three good sized bedrooms together with a modern house bathroom.

The property is situated in this quiet residential location well served by excellent local amenities and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **LOUNGE**

A spacious reception room with window to front.

### **DINING KITCHEN**

With a spacious dining area. Modern fitted kitchen with wall and base units, dishwasher and fridge. Open plan to the garden room.

### **GARDEN ROOM**

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

### **CLOAKROOM**

With WC and basin. Window to front.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front.

### **BEDROOM 2**

A further double bedroom with window to rear and fitted wardrobes.

### **BEDROOM 3**

A further bedroom with window to front.

### **BATHROOM**

A modern white suite with WC, basin and bath with shower above. Window to rear.

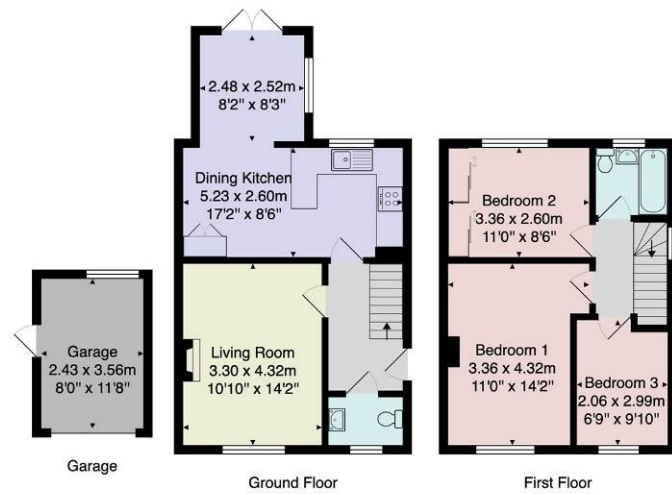
### **OUTSIDE**

There is a good sized lawned garden to rear with paved sitting area and shrub borders. Drive provides parking and leads to a single garage.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 89.4 m<sup>2</sup> ... 962 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.  
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