



32 Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

£229,950

Guide Price

32 Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

A well-presented two-bedroom semi-detached house featuring a garage, ample off-street parking and attractive gardens with an open outlook to the rear.

The accommodation comprises an entrance porch, spacious lounge, modern dining kitchen, two double bedrooms and a stylish bathroom. Externally, a driveway provides ample off-street parking, garage, and an enclosed rear garden enjoying an open aspect.

The property is located in a popular residential area on the north-western outskirts of Harrogate, conveniently positioned for local shops and services.





ENTRANCE PORCH

SITTING ROOM

A spacious reception room with window to front elevation, central heating radiator, Open staircase to First floor.

BREAKFAST KITCHEN

Range of modern wall and base units with work surfaces above having inset ceramic 1.5-bowl sink unit and tiled splashbacks. Breakfast bar. Electric oven and four-ring gas hob with extractor hood above. Plumbing and space for washing machine. Integrated fridge / freezer. Central heating radiator. Window to rear and exterior door leading to a decked seating area.



FIRST FLOOR

BEDROOM ONE

Window to rear elevation. Central heating radiator. Exposed wood flooring.

BEDROOM TWO

Window to front elevation. Central heating radiator.

BATHROOM

Panelled bath with shower above, low-flush WC and vanity unit with inset washbasin. Floor-to-ceiling tiling, chrome heated towel radiator and useful over-stairs storage cupboard. Window to side and extractor fan.



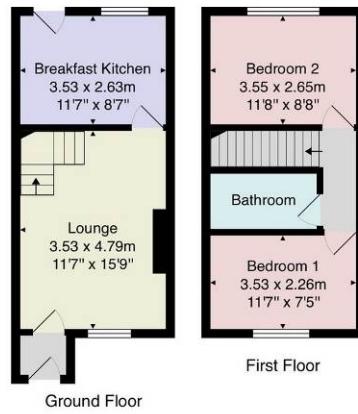
OUTSIDE

Block paved driveway provides ample off-street parking leads to a SINGLE GARAGE with up-and-over door, window to door and side access door. Lawned garden to front. To the rear there is an attractive enclosed garden with shaped lawn and decked seating area. A particular feature is the property's open outlook to the rear.

Tenure - Freehold

Council Tax Band - B





Ground Floor

First Floor

Total Area: 54.7 m² ... 589 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.
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