



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

**£229,950**

Guide Price

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

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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.

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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.

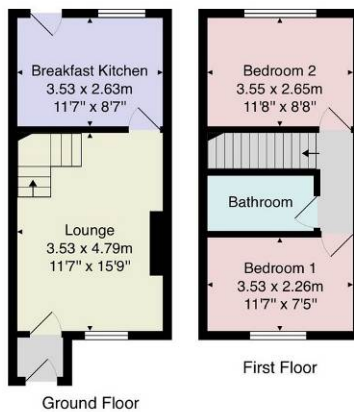
### OUTSIDE

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





Total Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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