



VERITY  
FREARSON

10 YEW TREE LANE, HARROGATE, HG2 9JS

£625,000

# 10 YEW TREE LANE,

*Harrogate, HG2 9JS*

**A fantastic opportunity to purchase a spacious and well-presented four-bedroomed detached house, occupying a large plot with an attractive garden, garage and driveway in this convenient and sought-after location on the south side of Harrogate.**

This excellent home, provides generous accommodation, comprising two reception rooms, together with a modern fitted kitchen, garden room extension, downstairs WC and utility room. Upstairs, there are four good-sized bedrooms, a bathroom and en-suite shower room. A particular feature of the property is the large corner plot with a drive, which provides ample off-road parking for up to 4 cars, and integral garage and a large and attractive garden surrounding the property with well-stocked borders and patio.

The property situated in this desirable location, close to open countryside, yet well-placed for daily commuting to Yorkshire's principal business districts. The property is also within easy walking distance of some of the town's most popular primary and secondary schools.



Sitting Room/Dining Room · Study/Dining Room · Kitchen · Garden Room · Utility · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Integral Garage · Large Garden







## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With solid oak flooring.

#### SITTING / DINING ROOM

A large reception room with solid oak flooring, space for sitting and dining area. Windows to three sides. Living-flame gas fire. Double doors leading to the garden.

#### STUDY / DINING ROOM

A further reception room with solid oak flooring and window to front. Potential to use as an office if required.

#### KITCHEN

With a range of modern wall and base units with electric induction hob, integrated double oven, integrated fridge and dishwasher. Amtico flooring.

#### GARDEN ROOM

Providing a further sitting or dining area with windows and glazed doors overlooking the garden. Amtico flooring with under-floor heating.

#### UTILITY ROOM

With fitted wall and base units, worktop and Belfast sink. Space and plumbing for a washing machine. Door to rear.

#### CLOAKROOM

With WC and washbasin. Solid oak flooring.

#### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with fitted wardrobes.

#### BEDROOM 2

A double bedroom with windows to 2 sides.

#### EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

#### BEDROOM 3

A further double bedroom.

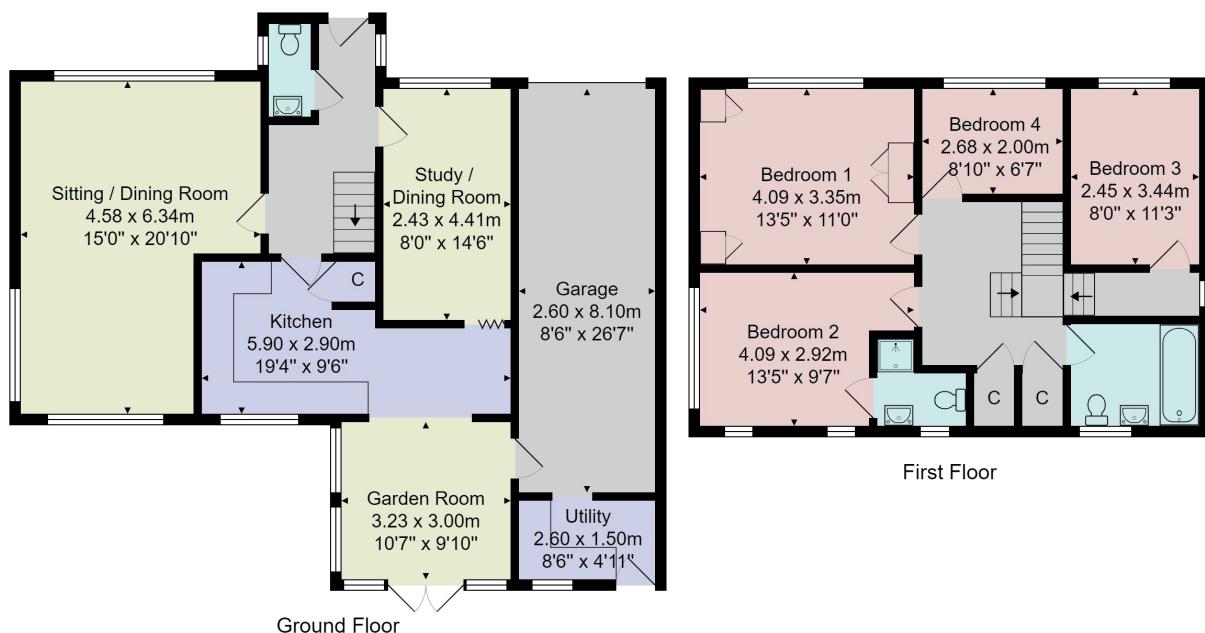
#### BEDROOM 4

A further bedroom.

#### BATHROOM

A white modern suite with WC, washbasin and bath with shower above.

# FLOOR PLAN



Total Area: 158.6 m<sup>2</sup> ... 1707 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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## Outside

The property occupies a particularly generous plot. A driveway provides ample parking and leads to a large integral garage with light and power. To the rear of the property there is a large garden to the side and rear, with mature, well-stocked borders and paved sitting area. There is also a summer house and garden shed.

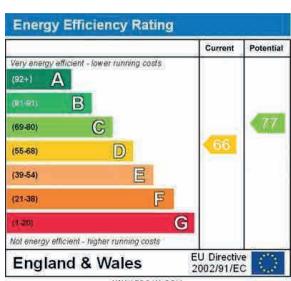
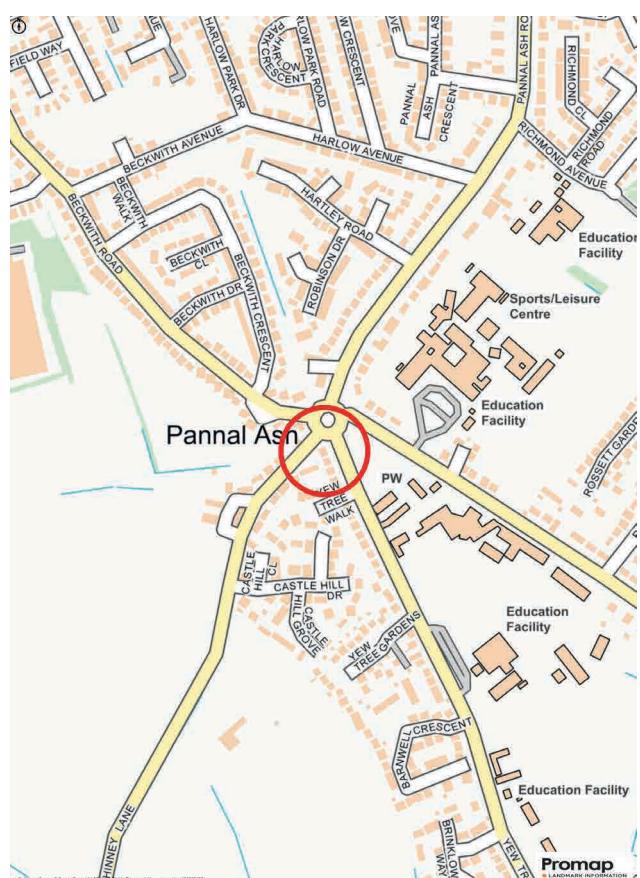
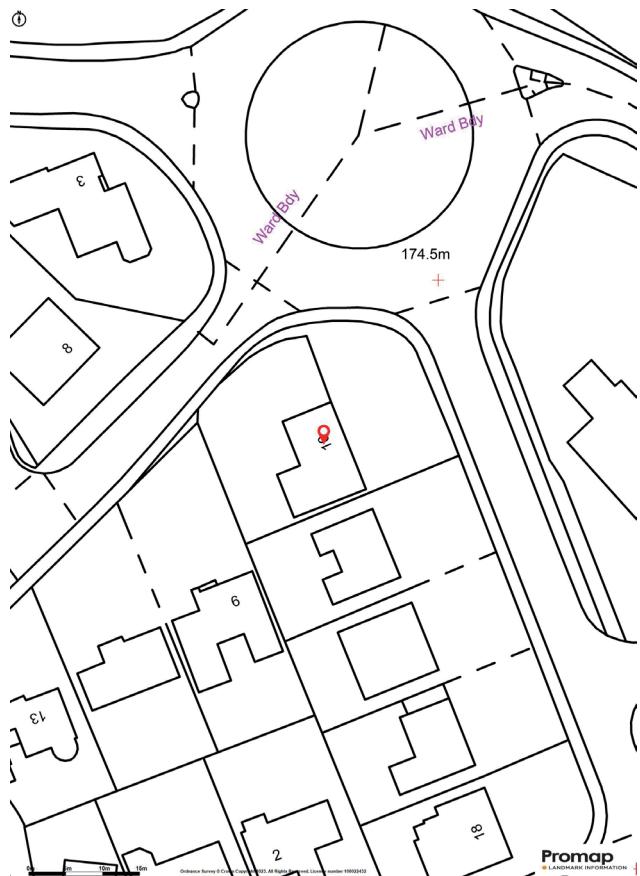
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Harrogate

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