



**4 Sherwood Drive, Harrogate**

**£270,000**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**A well-presented two-bedroom semi-detached home occupying a generous plot with driveway parking and a detached garage, enjoying a particularly attractive outlook over adjoining green space to the rear. The property is neatly presented throughout and benefits from modern kitchen and bathroom fittings, together with a conservatory extension providing additional living space.**

**The house is situated in a convenient position between Harrogate and Knaresborough, well served by local amenities, schools and transport links, making it an ideal home for a range of buyers including first-time purchasers, downsizers or those seeking a pleasant setting with outdoor space.**



#### GROUND FLOOR

The ground-floor accommodation comprises a spacious reception room with window to the front and a useful understairs storage cupboard. To the rear is a modern dining kitchen fitted with a range of stylish wall and base units, incorporating an induction hob, integrated oven, dishwasher and space for further appliances. A door from the kitchen leads into the conservatory, which provides an additional sitting area with views over the rear garden and adjoining green space.

#### FIRST FLOOR

On the first floor there are two double bedrooms, together with a modern bathroom fitted with a white suite comprising WC, basin and bath with shower above.

#### AGENT'S NOTES

The property has been updated and modernised by the current owners to a high standard to include new kitchen and bathroom fittings, electrical rewiring throughout and the boiler is only four years old.

Furniture within the property is available by way of separate negotiation.

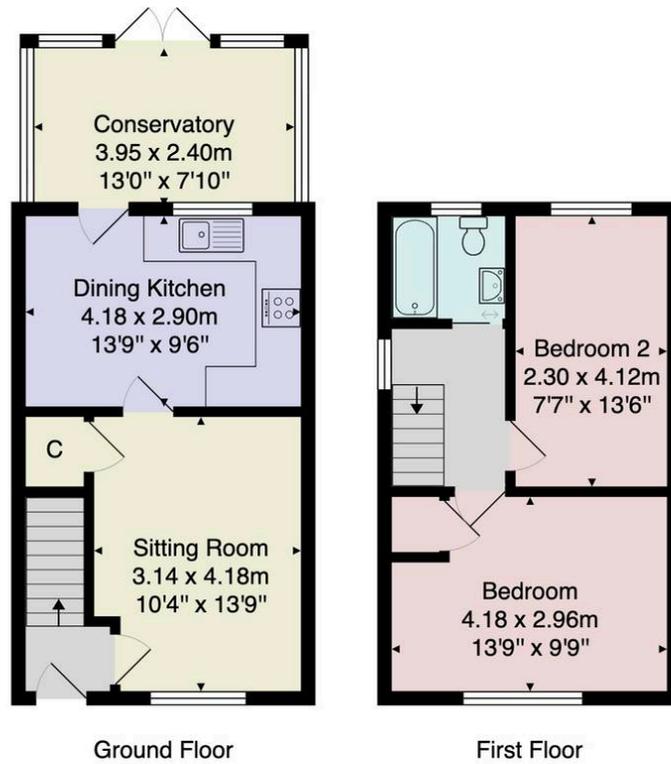
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor

First Floor

Total Area: 70.6 m<sup>2</sup> ... 760 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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