

TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**4 WENTWORTH DRIVE
HARROGATE**

£249,995
CHAIN FREE

An extremely well-proportioned, semi detached bungalow located in this quiet, popular residential area. Conveniently situated within easy access of Starbeck shopping parade, recreational areas, and Harrogate Golf Club. Both Harrogate and Knaresboroughs town centres are a short distance away.

The property requires internal inspection to appreciate the accommodation which has double glazing, gas central heating, spacious rooms and a lovely garden to the rear benefitting from the afternoon and evening sun.

The accommodation in brief comprises: Side entrance hall leading to well-appointed breakfast kitchen, good sized living room with patio doors leading to the front garden, three bedrooms and a shower room. There is a large boarded loft area which is easily accessed via a ladder giving excellent storage and subject to usual planning consents could easily be converted into further accommodation.

Outside to the front of the property is a gravelled forecourt garden with boundary hedging, flowering borders and a long side tarmac driveway leading to a detached garage/workshop with electric lighting and powerpoints.

To the rear of the property are enclosed, easy to maintain gardens, being set mainly to gravel with a block paved area, boundary hedging and adjoining recreational fields.

3 Bedrooms

1 Reception Room

1 Bathroom

Detached Garage & Large Loft

DIRECTIONS - HG2 7LA

From Harrogate take Station Parade and at the end of the road at the traffic lights turn left onto York Place. Continue straight on at the Empress roundabout onto Knaresborough Road. After crossing the railway line in Starbeck continue to the top of the high street and turn right into Forest Lane at the traffic lights and right onto Wentworth Drive after the recreational field.

COUNCIL TAX

The property has been placed in band C.

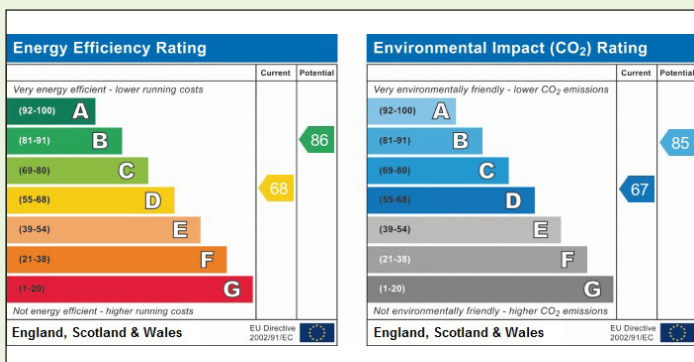
TENURE

The tenure of the property is freehold.





EPC RATING: D



APPROXIMATE DISTANCES

Town Centre	2.4 miles
Railway Station	5 minutes walk
Bus Route	2 minutes walk
Airport	13.6 miles