

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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28 Nightingale Drive, Harrogate, North Yorkshire, HG1 4NJ

£279,950

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

28 Nightingale Drive, Harrogate, North Yorkshire, HG1 4NJ

A most impressive three / four-bedroomed town house in this super position within this sought-after development just off Knaresborough Road.

The property offers generous and versatile accommodation over three floors with a spacious first-floor living room and dining kitchen, together with four bedrooms, two of which have en-suite shower rooms, plus a house bathroom and utility room. There is a driveway and a garage, and to the rear there is an attractive lawned garden with mature planting.

The property occupies a desirable corner position within this sought-after development situated close to excellent local amenities including shops and railway station and just a short distance from Harrogate town centre. No onward chain.





GROUND FLOOR

ENTRANCE HALL

With central heating radiator, external door leading to the garage.

BEDROOM 3

A double bedroom with windows to front and rear. Central heating radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM

White suite comprising low-flush WC, pedestal washbasin and walk-in shower. Central heating radiator.

UTILITY ROOM

Work surfaces having inset stainless-steel sink and drainer. Plumbing for washing machine, central heating radiator and window to front.

FIRST FLOOR

LIVING ROOM

With windows to front and rear and central heating radiator.

STUDY

Window to rear, central heating radiator and fitted furniture including desk and cupboards.

KITCHEN

With range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Four-ring gas hob with extractor hood above. Integrated electric oven, integrated fridge and freezer and plumbing for dishwasher. Windows to front. Dining area with window to front and central heating radiator.

SECOND FLOOR

LANDING

Window to rear and central heating radiator.

BEDROOM 1

A double bedroom with window to front and central heating radiator. Fitted wardrobes and cupboard.

EN-SUITE SHOWER ROOM

White suite comprising low-flush WC, pedestal washbasin and walk-in shower. Tiled walls, window to rear and central heating radiator.

BEDROOM 2

A double bedroom with windows to front and rear. Central heating radiator and fitted wardrobes and fitted airing cupboard.

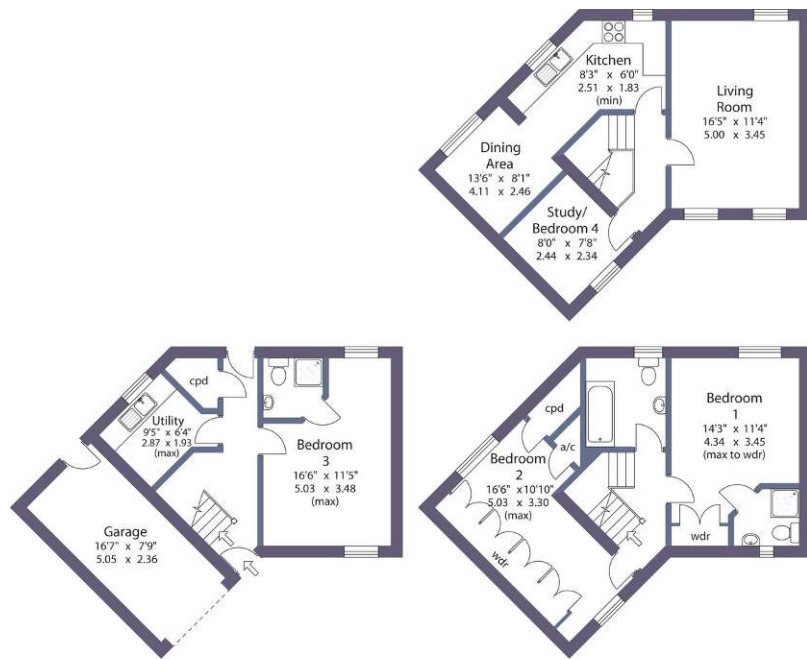
HOUSE BATHROOM

White suite comprising low-flush WC, pedestal washbasin and panelled bath. Window to front, Central heating radiator and tiled walls.

OUTSIDE

Lawned garden to front with flowerbeds. Driveway to front provides off-street parking and leads to a **SINGLE GARAGE** with power and light and electrically operated up-and-over door. To the rear, there is an attractive garden with southwest-facing aspect, lawn and patio.

Council Tax Band - E



Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(58-68) D</small> <small>(49-54) E</small> <small>(31-38) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(58-68) D</small> <small>(49-54) E</small> <small>(31-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
70	82	67	80
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	