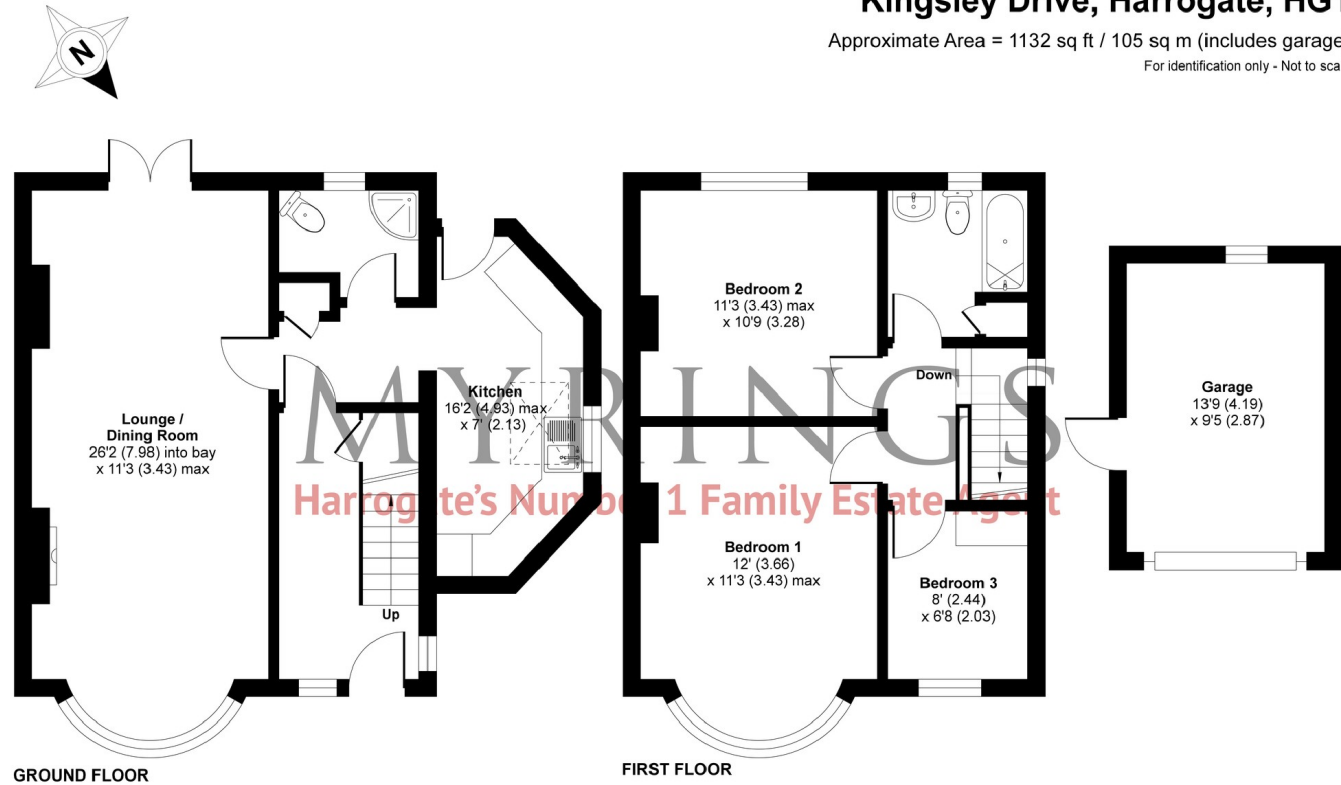


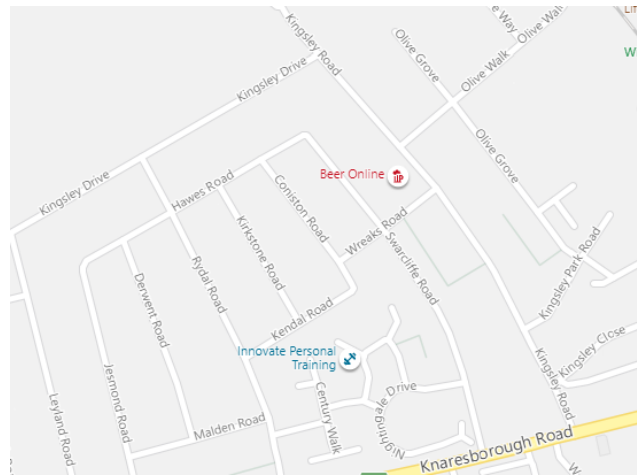
# Kingsley Drive, Harrogate, HG1

Approximate Area = 1132 sq ft / 105 sq m (includes garage)  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Myrings. REF: 682214

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	88	1	1



## Viewing arrangements

Strictly by appointment through Myrings  
Telephone 01423 566400  
Email enquiries@myringsestateagents.com

## Directions

Proceed down the A59 Knarborough Road from the Empress roundabout turning left onto Kingsley Road. Take the third left turn onto Kingsley Drive, where number 1 can be found on the left-hand side and identified by a Myrings For Sale board.



1 Kingsley Drive, Harrogate

£289,950

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

1 Kingsley Drive, Harrogate, North Yorkshire, HG1 4TL

 2  3  2

A very well presented and sympathetically extended 3 bedroom semi-detached house standing in generous sized corner plot gardens with a front block set driveway and single garage.

With double glazing and gas fired central heating the property comprises in brief. Reception hall, bay fronted sitting room with a feature fireplace and a recessed living flame gas fire, ceiling cornice and dado rail. Extending through to the dining room with double doors to the rear gardens. Inner lobby with storage cupboard, shower room and wc. Extended kitchen with integrated appliances, granite work surfaces and tiled floors. First floor landing, three bedrooms and a house bathroom with shower finished in porcelain tiling. Outside there are landscaped front gardens with central pergola, side block

set driveway leading to a single garage. Private South facing rear gardens ideal for garden furniture.

Kingsley Drive is within a highly regarded residential area on the outskirts of Harrogates town centre with it's many attractions such as boutique shopping, Bettys famed tearooms and the 200-acre Stray parkland. Countryside walks, in particular the impressive Nidd Gorge which takes you through to Knaresborough or Ripley, are on the doorstep. The area is renowned for reputable schools which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1(M) linking into the national motorway network only 6 miles away, and Leeds Bradford International Airport a mere 30 minutes' drive.



**Bus**  
8 minutes by foot



**Main Roads**  
A1M 6.1 miles



**Train**  
Starbeck 0.6 miles  
Harrogate 1.9 miles



**Airport**  
Leeds Bradford 13.7 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band D

**Tenure**

Freehold