



129 King Edward's Drive, Harrogate, North Yorkshire, HG1 4HB

£265,000

129 King Edward's Drive, Harrogate, North Yorkshire, HG1

A superb three-bedroom stone-fronted town house with enclosed gardens and off street parking situated in this popular and highly convenient residential location.

The spacious accommodation further comprises a bay-fronted living room, dining room, breakfast kitchen, three bedrooms and house bathroom.

Situated in a popular location, well served by a wide range of local shops and services, with local bus services to Harrogate town centre.





GROUND FLOOR

Via uPVC double glazed door to the front.

ENTRANCE HALL

Cornice ceiling. Stairs to first floor.

LIVING ROOM

Bay window to the front. Central heating radiator.

DINING ROOM

Space for family dining table. Window to the rear. Under-stairs cupboard. Central heating radiator.

BREAKFAST KITCHEN

Modern kitchen with range of wall and base units, working surfaces having inset sink. Breakfast bar. Electric oven, induction hob and extractor fan over. Integrated fridge and freezer, integrated dishwasher. Plumbing and space for washing machine and tumble dryer. Window to the side and rear. Side access door.



FIRST FLOOR

LANDING

Open landing with loft hatch and pull-down ladder to roof void. Central heating radiator.

BEDROOM 1

Large double bedroom with windows to the front. Central heating radiator.

BEDROOM 2

Further double bedroom with window to the rear. Central heating radiator.

BEDROOM 3

Window to the rear. Central heating radiator.



BATHROOM

Modern bathroom suite with bath having shower over, vanity unit with inset sink and low-flush WC. Fully tiled walls and floor. Chrome heated towel rail. Window to the side.

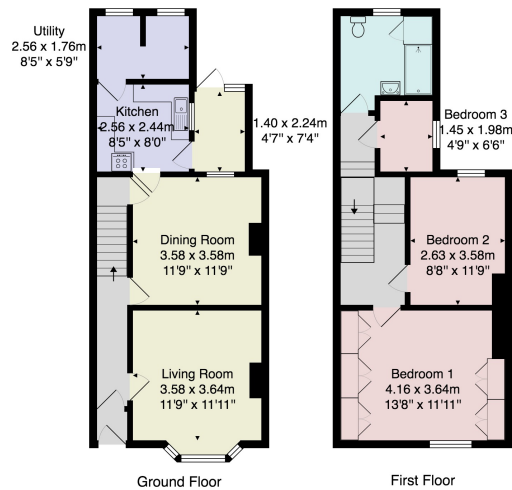
OUTSIDE

Forecourt garden to front with low-level stone wall and wrought-iron hand gate. To the rear part gravelled enclosed garden which can also be used for off-street parking.



Tenure - Freehold

Council Tax Band - B



Total Area: 95.1 m² ... 1024 ft²
 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92+)	A		89
(81-91)	B		
(69-90)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			