

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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41 Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

£190,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

41 Yarrow Drive, Harrogate, North Yorkshire, HG3 2XD

A two-bedroom middle-of-terrace house with garden and parking, situated in this quiet position close to local amenities.

This super property comprises a sitting room and dining kitchen, together with two good-sized bedrooms and a modern bathroom. There is a paved rear garden and parking space.

Yarrow Drive is a quiet residential street close to open countryside, well served by local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward sales chain.





GROUND FLOOR

SITTING ROOM

A porch leads to a spacious reception room with gas fire.

KITCHEN

With a range of fitted units with space for appliances. Dining area. Door leads to the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted cupboards.

BEDROOM 2

A further bedroom.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor.

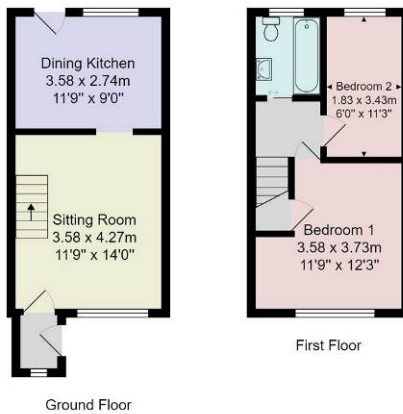
OUTSIDE

There is an enclosed paved garden to the rear providing an excellent sitting and entertaining space. Parking area to the rear.

Tenure - Freehold

Council Tax Band - B





Total Area: 52.6 m² ... 566 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		90
(69-80)	C	73	
(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	
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