



51 Sherwood Drive, Harrogate, North Yorkshire, HG2 7HE

**£315,000**

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A beautifully presented three-bedroom semi-detached house offering good-sized accommodation with attractive garden, driveway, carport and garage.

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The property features a stylish kitchen, spacious sitting / dining room, three good-sized bedrooms and modern bathroom. There is also an attractive rear garden with lawn and sitting areas.

The house has the advantage of gas central heating and double glazing and is situated on a quiet residential street, well served by local shops and services on the popular southeastern outskirts of Harrogate and convenient for access to Knaresborough. An internal inspection of this delightful home is strongly recommended.





## **GROUND FLOOR**

### **RECEPTION HALL**

With fitted under-stairs storage.

### **SITTING / DINING ROOM**

A large reception room with sitting and dining areas. Glazed doors lead to the garden.

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with gas hob, integrated double oven, integrated dishwasher and space and plumbing for additional appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobe.

### **BEDROOM 2**

A double bedroom with fitted wardrobe.

### **BEDROOM 3**

A further bedroom. Fitted cupboard.

### **BATHROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.



## **OUTSIDE**

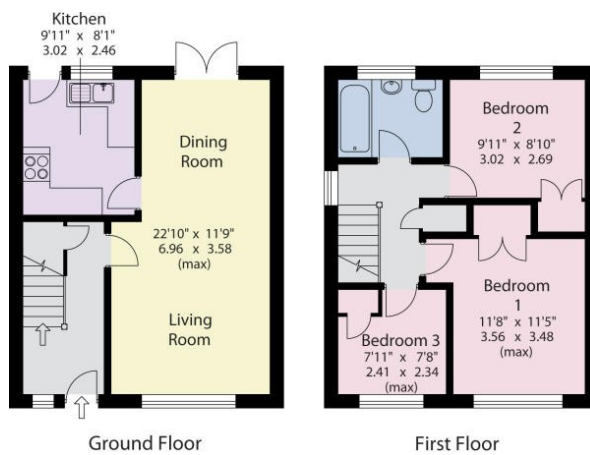
A block-paved drive provides parking and leads to a covered carport area accessed via an up-and-over garage door, and with light and power, providing a useful covered area for parking or storage but also for use as potential gym area etc. There is also a single garage. There is an attractive rear garden with lawn sitting areas. Timber garden shed.



**Tenure** - Freehold

**Council Tax Band** - C





Approx Gross Floor Area = 849 Sq. Feet  
= 78.70 Sq. Metres

## Verity Frearson

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