



52 Yew Tree Lane, Harrogate, North Yorkshire, HG2 9JS

£459,950

Offers Over

## 52 Yew Tree Lane, Harrogate, North Yorkshire, HG2 9JS

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A beautifully presented three / four-bedroom semi-detached house with driveway parking and attractive garden and garden room, is situated in this desirable south Harrogate location well served by excellent local schools and amenities.

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On the ground floor there is a sitting room together with a stunning open-plan, modern kitchen and dining area with glazed doors leading to garden, together with a useful downstairs cloakroom / utility. Upstairs, there are three bedrooms, a modern bathroom and en-suite shower room. A driveway provides ample parking and there is an attractive rear garden with lawn and patio. A particular feature of the property is the generous garden room which could be used as a home office, studio or occasional guest bedroom as it has an en-suite shower room included.

The property is situated in this desirable south Harrogate location, well served by excellent local schools, open countryside and just a short distance from Harrogate town centre.







## **GROUND FLOOR**

### **ENTRANCE HALL**

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with quartz worktop and breakfast bar. Boiling-water tap, integrated induction hob, electric oven, microwave, dishwasher and fridge / freezer. Dining area with glazed bi-folding doors leading to the garden.

### **CLOAKROOM / UTILITY**

With WC, washbasin and plumbing for washing machine.

### **SITTING ROOM**

A spacious reception room with bay window. Under-stairs storage.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with en-suite wet room.

### **EN-SUITE SHOWER ROOM**

A modern white suite comprising WC, washbasin and shower. Heated towel rail. Tiled walls and floor.

### **BEDROOM 2**

A double bedroom.

### **BEDROOM 3**

A further bedroom or dressing room.

### **BATHROOM**

A white modern suite comprising WC, basin and bath with shower above. Tiled walls and floor. Heated towel rail.

### **OUTSIDE**

A block-paved drive provides ample parking. To the rear there is an attractive garden with lawn, patio and planted borders.

### **GARDEN ROOM**

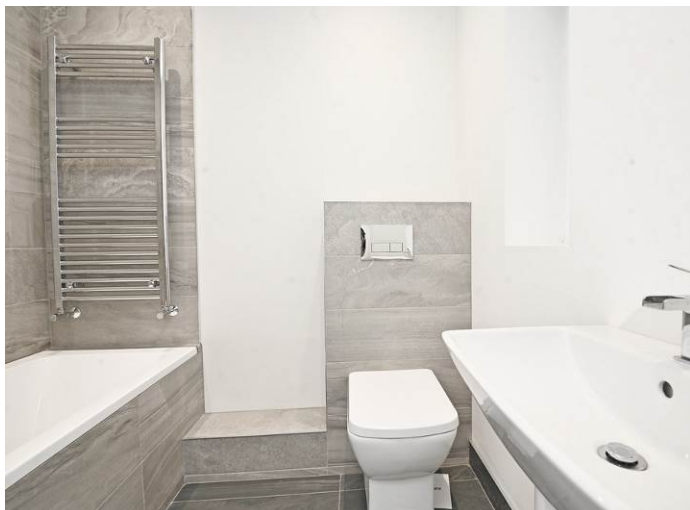
There is a substantial outside garden room which has been newly built to a high standard with electric under-floor heating and glazed bi-folding doors overlooking the garden. The versatile space could be used as a home office, gym or hobby room, or could potentially provide guest accommodation as there is an en-suite shower room with a modern white suite and shower.

### **AGENT'S NOTES**

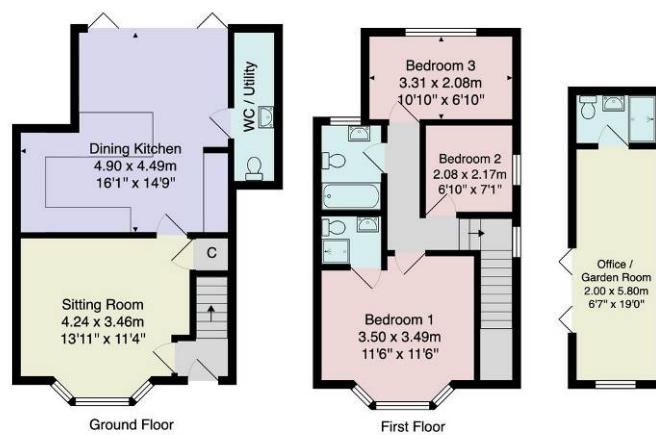
The property has been newly modernised throughout to a high standard. The refurbishment work includes an extension, new electrical wiring, plumbing and heating system throughout, new kitchen and bathroom fittings, flooring, and decoration throughout, as well as the creation of the garden room which has under-floor heating.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup> (excluding office / garden room)  
 All measurements are approximate and for display purposes only.  
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