



40 Hartwith Drive, Harrogate, North Yorkshire, HG3 2UY

£265,000

## 40 Hartwith Drive, Harrogate, North Yorkshire, HG3 2UY

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A three-bedroom semi-detached house with large driveway, garage and garden, situated in this popular location well served by local amenities and just a short distance from Harrogate town centre.

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The generous accommodation comprises an open-plan living and dining area, together with a well-equipped, modern kitchen. Upstairs, there are three good-sized bedrooms and a bathroom. The property has generous outdoor space, having a long driveway, garage and rear garden.

Hartwith Drive is a quiet residential street, close to local amenities and shops and just a short distance from Harrogate town centre. Offered for sale with no onward chain.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A porch leads to a spacious reception room with fireplace and electric fire.

### **DINING KITCHEN**

With space for dining area. The kitchen comprises a range of fitted units with electric hob, integrated oven and space for appliances.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor.

### **BATHROOM**

A white suite comprises WC, washbasin, and bath with shower above.

### **OUTSIDE**

A generous drive provides ample off-road parking and leads to a detached garage with light and power. There is a rear garden with gravel and paved sitting areas.

### **AGENT'S NOTES**

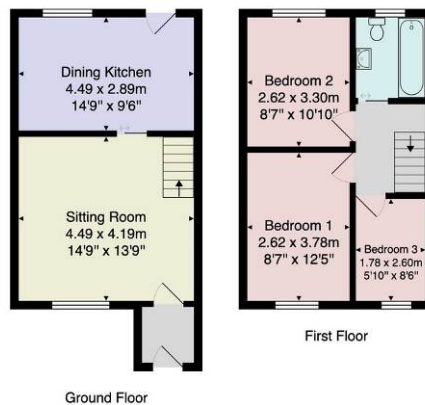
Planning permission has previously been granted for the erection of a two-storey side extension (now expired).

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>  
 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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