



47 King Edward's Drive, Harrogate, North Yorkshire, HG1 4HA

£375,000

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A spacious and beautifully presented four-bedroom townhouse with enclosed courtyard garden, situated in this desirable location well served by local amenities and just a short distance from Harrogate town centre.

This attractive stone-fronted period property provides generous, well-presented accommodation. On the ground floor there is a spacious sitting room with bay window as well as a dining room and modern kitchen. There is also a basement which provides useful storage and utility space. On the upper floors there are four double bedrooms and a modern bathroom. There is an enclosed courtyard garden to the rear, providing an excellent outdoor entertaining space.

The super property is located in a convenient position, well served by excellent local amenities and is within easy walking distance of Harrogate town centre and the railway station.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with feature fireplace. Bay window to front.

DINING KITCHEN

With spacious dining area and modern fitted kitchen with stylish units, gas hob, integrated oven, dishwasher and fridge / freezer. Door leads to the garden. Windows to rear.

LOWER GROUND FLOOR

BASEMENT

A large, useful basement area provides useful storage space and utility area.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

With WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

SECOND FLOOR

BEDROOM 3

A double bedroom with fitted wardrobes.

BEDROOM 4

A further good-sized bedroom with fitted cupboard.

STOREROOM

A large useful storeroom providing storage space but with huge potential to create additional accommodation or bathroom if required, subject to obtaining the necessary permissions.

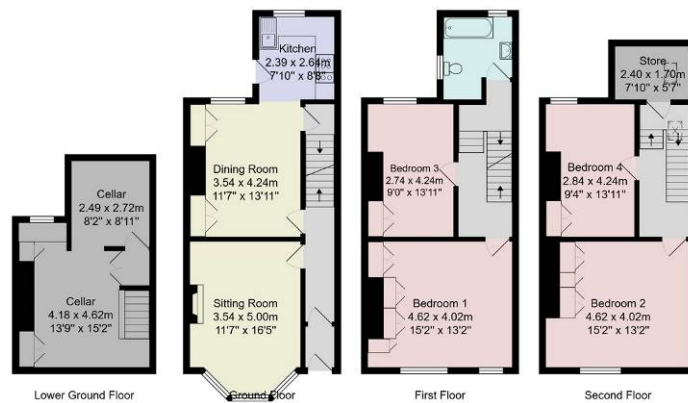
OUTSIDE

There is an attractive rear garden providing an excellent outdoor sitting and entertaining space with planted borders. Forecourt garden to front.

Tenure - Freehold

Council Tax Band - D





Total Area: 160.1 m² ... 1723 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		