# THE HARROGATE ESTATE AGENT



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11 Devonshire Way, Harrogate, HG1 4BH





A very well-presented three-bedroom semi-detached house with a generous drive, attractive garden and garage.

This super property provides high-quality accommodation comprising a modern kitchen with extended dining area, sitting room, modern bathroom, three bedrooms and ensuite. To the front of the property there is a generous drive which provides parking, whilst to the rear there is an attractive garden. There is a good sized garage.

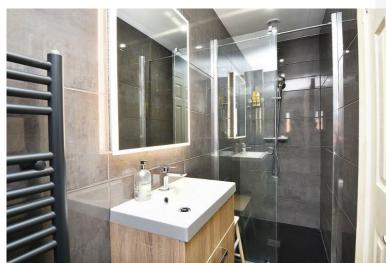
This excellent family home is situated on a quiet residential street, close to local amenities and Harrogate town centre, yet is on the edge of beautiful open countryside.











## SITTING ROOM

A spacious reception room with bay window.

# **DINING KITCHEN**

With spacious dining area, glazed doors leading to the garden and large skylight windows. The kitchen comprises a range of modern fitted units with electric hob, integrated double oven and integrated fridge /freezer. Space and plumbing for washing machine and dishwasher.

### BATHROOM

A modern white suite comprising WC, basin set atop a vanity unit and bath. Tiled walls and floor. Heated towel rail.

### **FIRST FLOOR**

#### **BEDROOM 1**

A double bedroom with ensuite.

#### ENSUITE

A modern white suite comprising WC, basin set within a vanity unit and shower. Tiled walls and floor. Heated towel rail.

#### **BEDROOM 2**

A double bedroom with fitted cupboard.

#### **BEDROOM 3**

A further bedroom.

#### OUTSIDE

A drive provides parking and leads to a detached single garage. There is an attractive rear garden with artificial grass and patio.

Tenure - Freehold

EPC RATING - TBC





Total Area: 82.6 m<sup>2</sup> ... 889 ft<sup>2</sup> (excluding garage) 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.

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