



41 Silverfields Road, Harrogate, North Yorkshire, HG1 4SY

£294,950

Guide Price

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A well-presented three-bedroom semi-detached house with driveway parking and good-sized garden, situated in this convenient location, close to the Stray and Harrogate town centre.

This super property comprises a stunning open-plan kitchen and dining area, sitting room, three bedrooms and modern bathroom. There is a driveway to the front which provides parking and to the rear is a good-sized garden with planted borders and patio.

The property is situated in a quiet residential position, just a stones throw from the famous Harrogate Stray, well served by local amenities on Knaresborough Road and is just a short distance from Harrogate hospital and within walking distance of Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A reception room with bay window and wall mounted electric fire.

DINING KITCHEN

A large open-plan kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of fitted units with Belfast sink, gas hob, integrated electric oven, fridge, wine fridge, dishwasher and washing machine.

FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor.

BATHROOM

A modern white suite comprising WC, basin, bath and free-standing shower. Tiled walls and floor. Heated towel rail.

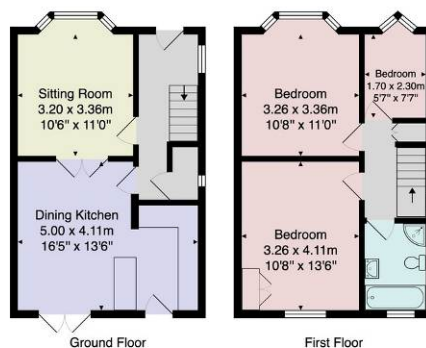
OUTSIDE

A block-paved drive provides off road parking. To the rear of the property, there is an enclosed garden with planted borders, paved sitting area and timber garden shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 78.7 m² ... 848 ft²
 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

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		