



VERITY
FREARSON

169 YEW TREE LANE, HARROGATE, HG2 9LF

£550,000

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Harrogate, HG2 9LF

A fantastic opportunity to purchase a spacious five-bedroom detached house, in need of modernisation. Occupying a generous plot with a large garden, garage and driveway in this convenient and sought-after location on the south side of Harrogate.

This excellent home, provides well-proportioned accommodation, comprising two reception rooms, kitchen, downstairs WC and utility room. Upstairs, there are five good-sized bedrooms, a bathroom and en-suite shower room. A particular feature of the property is the large plot with a drive, which provides ample off-road parking, and integral garage and a garden with well-stocked borders and patio.

The property situated in a desirable location, close to open countryside, yet well-placed for daily commuting to Yorkshire's principal business districts. The property is also within easy walking distance of some of the town's most popular primary and secondary schools.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Large Integral Garage · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

A large reception room with window to the front and side. Living-flame gas fire.

DINING ROOM

A further reception room with sliding patio doors to the rear.

KITCHEN

With a range of wall and base units and four-ring gas hob with extractor above. integrated double oven and windows to the rear.

UTILITY ROOM

A practical space with plumbing for a washer and dryer. Stainless-steel sink with draining board and window to the rear.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes, windows to the front and en-suite shower suite.

BEDROOM 2

A double bedroom with window to the front.

BEDROOM 3

A double bedroom with bay window to the rear.

BEDROOM 4

A double bedroom with window to the rear.

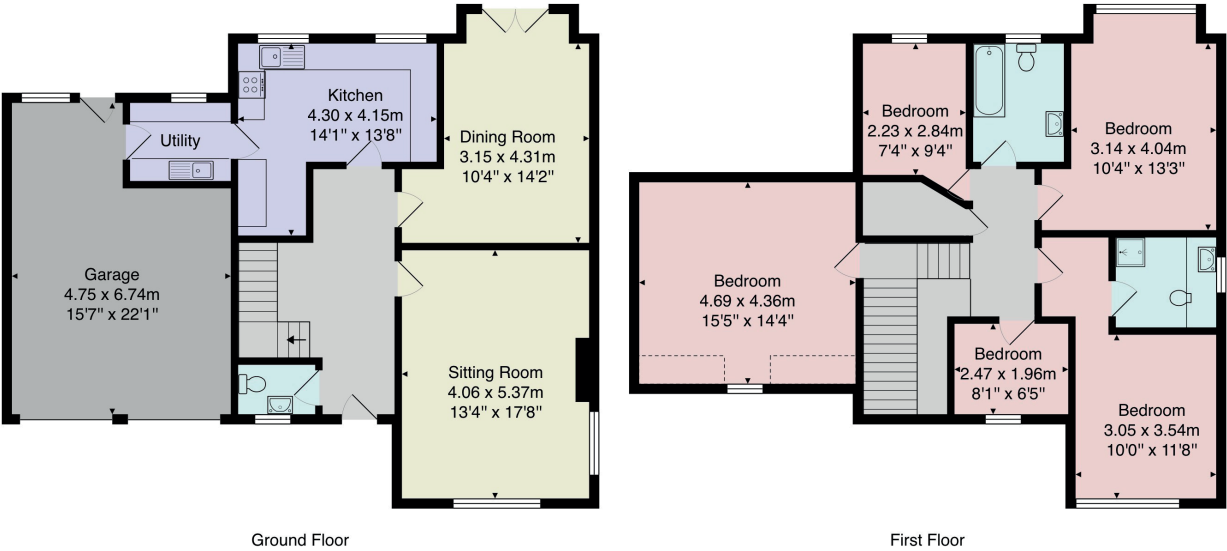
BEDROOM 5

A smaller single bedroom with window to the front.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. window to the rear.

FLOOR PLAN



Total Area: 192.6 m² ... 2073 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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Outside

The property occupies, a generous plot. A driveway provides ample parking and leads to a large integral garage with light and power. To the rear of the property there is a large garden with well-stocked borders and paved sitting area.

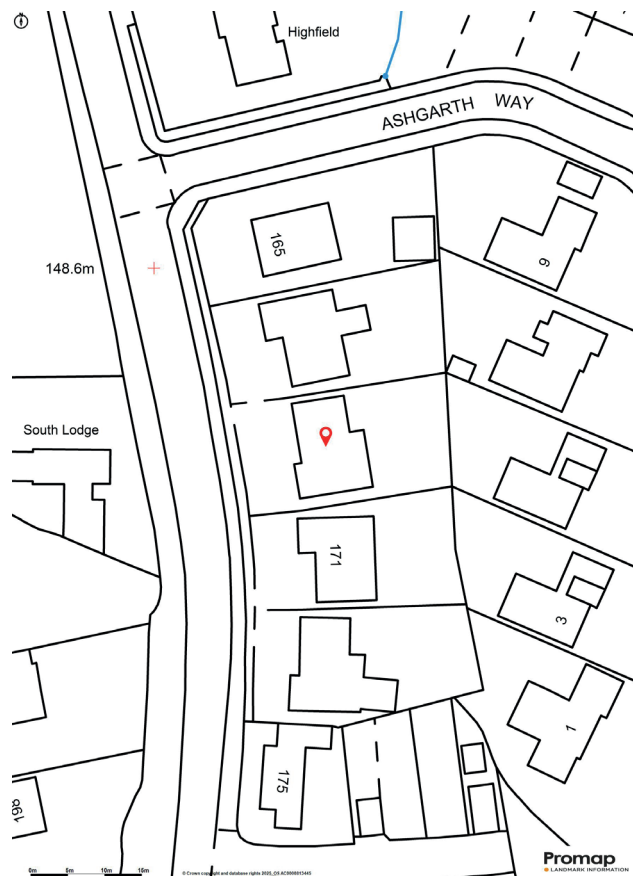
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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